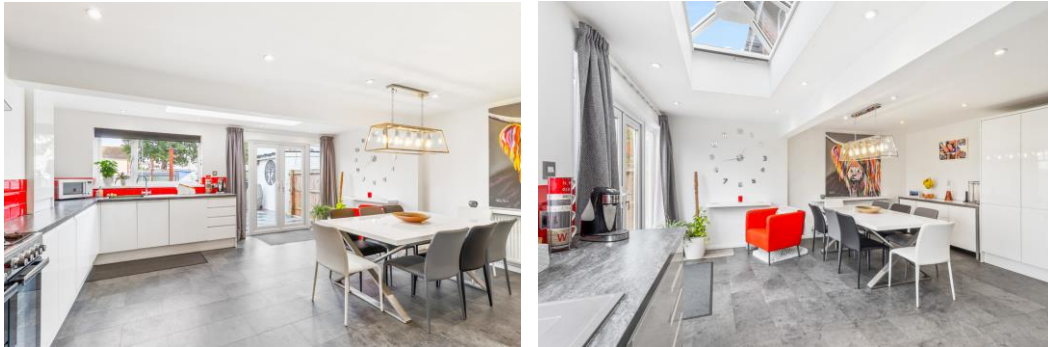


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Eversley Road, Benfleet, SS7 4JH



£445,000

WILLIAMS and DONOVAN are delighted to offer for sale this beautifully presented three bedroom semi-detached house situated in a popular Benfleet location within easy reach of local schools and shops. The property benefits from having a lovely, open plan kitchen/diner measuring 18' 4" x 17' 5"; lounge measuring 15'; utility; ground floor cloakroom; three double bedrooms; 60' rear garden and off street parking for two vehicles. EPC rating - D. Our ref: 15995

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Eversley Road, Benfleet, SS7 4JH

Accommodation comprises:

Entrance via composite door to:

SPACIOUS HALLWAY 23' 6" x 5' 10" (7.16m x 1.78m)

Obscure double glazed window to side aspect. Skimmed ceiling. Stairs to **FIRST FLOOR ACCOMMODATION** with glass balustrade and under stairs storage cupboard. Tall designer radiator. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Radiator. Amtico flooring.

UTILITY ROOM 7' 8" x 6' 2" (2.34m x 1.88m)

Skimmed ceiling. Double glazed window to front aspect. Base units with square edged working surfaces. Inset stainless steel sink drainer. Space for washing machine. Space for tumble dryer. Radiator. Extractor fan. Amtico flooring.

LOUNGE 15' x 12' (4.57m x 3.66m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



KITCHEN/DINER 18' 4" x 17' 5" (5.59m x 5.31m)

Skimmed ceiling with spotlight insets. Roof lantern with electric remote controlled blind. Double glazed windows to rear aspect. Double glazed French style doors leading to **REAR GARDEN**. Range of high gloss white base and eye level units with square edged working surfaces and inset sink drainer. Space for range cooker (to remain) with extractor fan above. Integrated fridge/freezer. Integrated dishwasher. Tiled splashbacks. Concealed wall mounted combi boiler. Radiator. Amtico flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Double glazed window to side aspect. Two built in storage cupboards. Doors to:

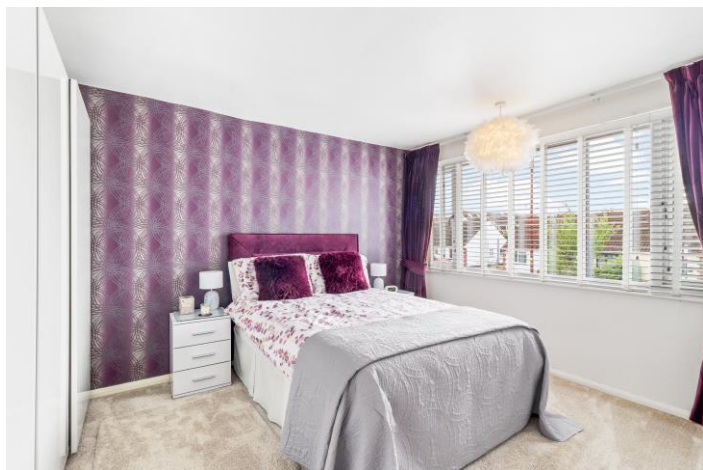
BEDROOM ONE 21' 6" x 8' 1" (6.55m x 2.46m)

Skimmed ceiling. Double glazed window to front aspect. Loft access. Radiator.



BEDROOM TWO 12' 9" x 12' 2" reducing to 10' (3.89m x 3.71m > 3.05m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM THREE 12' 2" reducing to 9' x 10' (3.71m > 2.74m x 3.05m)

Double glazed window to rear aspect. Built in wardrobe. Radiator.



SHOWER ROOM 6' x 5' 7" (1.83m x 1.7m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Two piece suite comprising shower cubicle with mixer shower and hand wash basin with storage beneath. Chrome heated towel rail. Tiled walls. Amtico flooring.

SEPARATE W/C

Skimmed ceiling. Obscure double glazed window to rear aspect. Close coupled w/c. Amtico flooring.

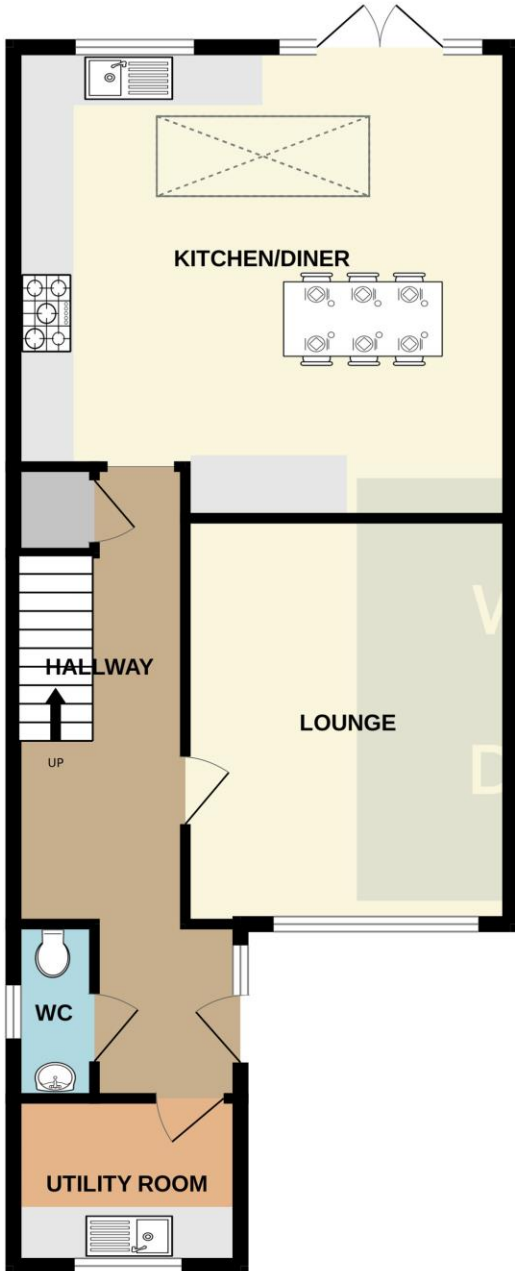
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two vehicles. Shrub bed borders. Exterior power.

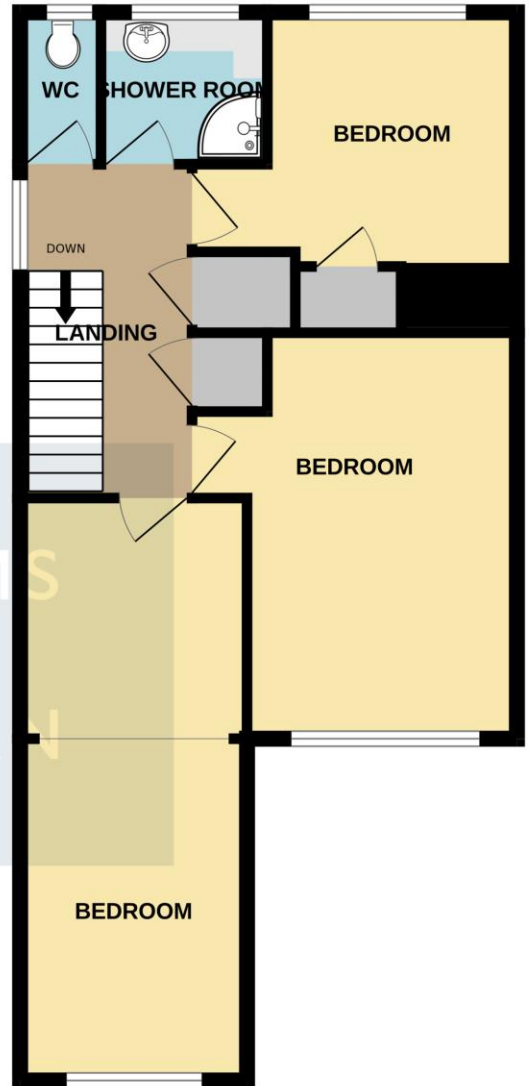
The **REAR GARDEN** measures approx. 60' and commences with porcelain tiled patio leading to lawn. Flower bed borders. Stone shingle path to rear. Pond. Vegetable patch. Shed and greenhouse to remain. Outside tap. Exterior power and lighting. Gated side access.



GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.