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Woodham Road, Benfleet Guide Price £475,000 - £500,000

Aspire Estate Agents is delighted to present this Wiggins-built three-bedroom semi-detached bungalow, located in the highly sought-after Jotmans Development. Set on an expansive 60' wide plot, the property has been extended to offer spacious living areas, including a 22'6" lounge that flows into a 12' dining room. The home also features a modern 12' fitted kitchen and a utility room with a WC for added convenience. Guide Price £475,000 - £500,000

Externally, the bungalow offers extensive parking for multiple vehicles, a large detached garage with an electric door and mezzanine, and an approximately 50' attractive garden with decking, a feature patio, and a summerhouse.

Benfleet Station is within walking distance through the park, providing convenient transportation options. Shopping facilities on the High Road are easily accessible via a shortcut through the park. Additionally, a convenience store on Jotmans Lane and bus services running along the High Road to Benfleet Station and surrounding areas enhance the convenience of this prime location.

Tenure: Freehold
Council Tax Band: C

ACCOMMODATION

Entering through the Upvc half glazed door, you'll find:

ENTRANCE HALL

Finished with a skimmed ceiling, this area features a double cloaks cupboard housing the fuse board. The flooring is wooden, and a spiral staircase provides access to the loft room.

LOUNGE 22'6 x 10'

This spacious lounge boasts a bay window to the front, two radiators, and a decorative coved, skimmed finished ceiling with an ornamental ceiling rose. An electric flame effect fire serves as a focal point, and there's open access to the dining room.

DINING ROOM 12' x 7'9

Featuring a Upvc door leading to the courtyard area, this room presents a decorative coved, skimmed finished ceiling with an ornamental ceiling rose. A radiator, central heating thermostat, and pine dresser unit are notable. The room also provides access to bedroom two and the bathroom.

KITCHEN 12' x 8'

With a Upvc window and Upvc stable door to the rear, the kitchen offers shaker-style cream-colored base and wall units. Noteworthy features include a porcelain 1.5 single drainer sink unit with a mixer tap, a cupboard housing a concealed Vaillant gas combi boiler, and various appliances, such as a electric hob, electric double oven, and dishwasher.

UTILITY ROOM/WC

This area includes a fitted worktop with an inset sink, plumbing for a washing machine, and a close-coupled WC. Tiled flooring, power points, and a radiator are also present.

BEDROOM 1 14' x 10' plus wardrobes.

This bedroom features a Upvc double glazed bay window to the front, a radiator, and an attractive range of floor-to-ceiling wardrobes. It also includes a concealed TV point and double power socket within the

wardrobe.

BEDROOM 2 12' x 7'10

With a Upvc double glazed window to the rear, this bedroom offers two radiators and power points.

BATHROOM 12' x 5'

The bathroom boasts a Upvc double glazed window to the rear and features a shower bath with an overhead shower, a close-coupled WC, and a vanity wash hand basin. Towel radiator, half tiled walls, and non-slip lino flooring are also included.

LOFT 11' x 10'4

Fitted with cupboards, a window, and power and lighting, the loft provides additional storage space.

GARAGE 12'2 x 22'7

Featuring a pitched tiled roof, light, and power, the garage includes an electric up-and-over door. A fitted staircase leads to the first-floor mezzanine, which offers additional storage space.

GARDEN 50' approx.

The garden comprises a wedge-shaped a large block-paved patio, a log cabin with power and a useful storage area. A lawned area and flower beds enhance the outdoor space.

FRONT GARDEN

The extensive block-paved driveway accommodates parking for at least five vehicles. A feature brick boundary wall with inset lighting and numerous lights within the soffits add to the curb appeal.

BUILT Originally in the 1930s, the property has since been extended.

Main House

- Brand new roof with new tiles, underlay and buttoning. (2024)
- Roof ideal for extra bedrooms (Require Planning permission)
- 3-year-old Flat rubber roof
- White PVC Guttering
- Wood flooring whole house ground floor (except bathroom)
- Fully Double glazed

- Separate Utility room (Could be converted to extra shower room)
- Full central heating with 3-year-old Combi boiler.
- Ornate coving
- Whole house water filter for Fluoride and Chlorine removal.
- Outside Water taps front and rear garden
- Burglar Alarm
- Large hand-built log cabin
- Concrete base with damp course membrane
- Fully insulated with 100mm Celotex.
- Tongue and Groove wood panelling, Floor, Walls & ceiling.
- Full electrics
- Fibre glass roof.

Bathroom

- 3-piece suite with over shower
- Fitted units
- Heated towel rail

Kitchen

- Fully tiled Galley kitchen
- Double electric oven
- Electric hob with extractor fan
- Butler sink with drainer
- Free standing large fridge.
- Gas Combi boiler
- Dishwasher

Orangery

- Lantern roof/Fibre glass roof
- Fully insulated with 100mm Celotex
- Large Stainless-steel sink with diverter tap
- Fitted Dishwasher/ Freezer
- Quartz Worktops
- 450mm deep Wall units.
- Full electrics

Bedroom One

- Whole wall 7 fitted wardrobes
- Feature wall with ornate coving

Bedroom Two

- Double wardrobe
- Coving

Bedroom Three

- 2 x Double fitted wardrobes
- Access to fully insulated loft space
- Loft space floor fully boarded
- Spiral staircase

Garage

- Large Electric garage door
- Large fully equipped garage
- Large mezzanine floor
- Mezzanine floor fully insulated with 100mm Celotex
- Ideal granny annexe /Letting space conversion.

Log Cabin

Garden Shed

- Accessed from rear of log cabin
- Felt roof
- Electric light

Front Garden

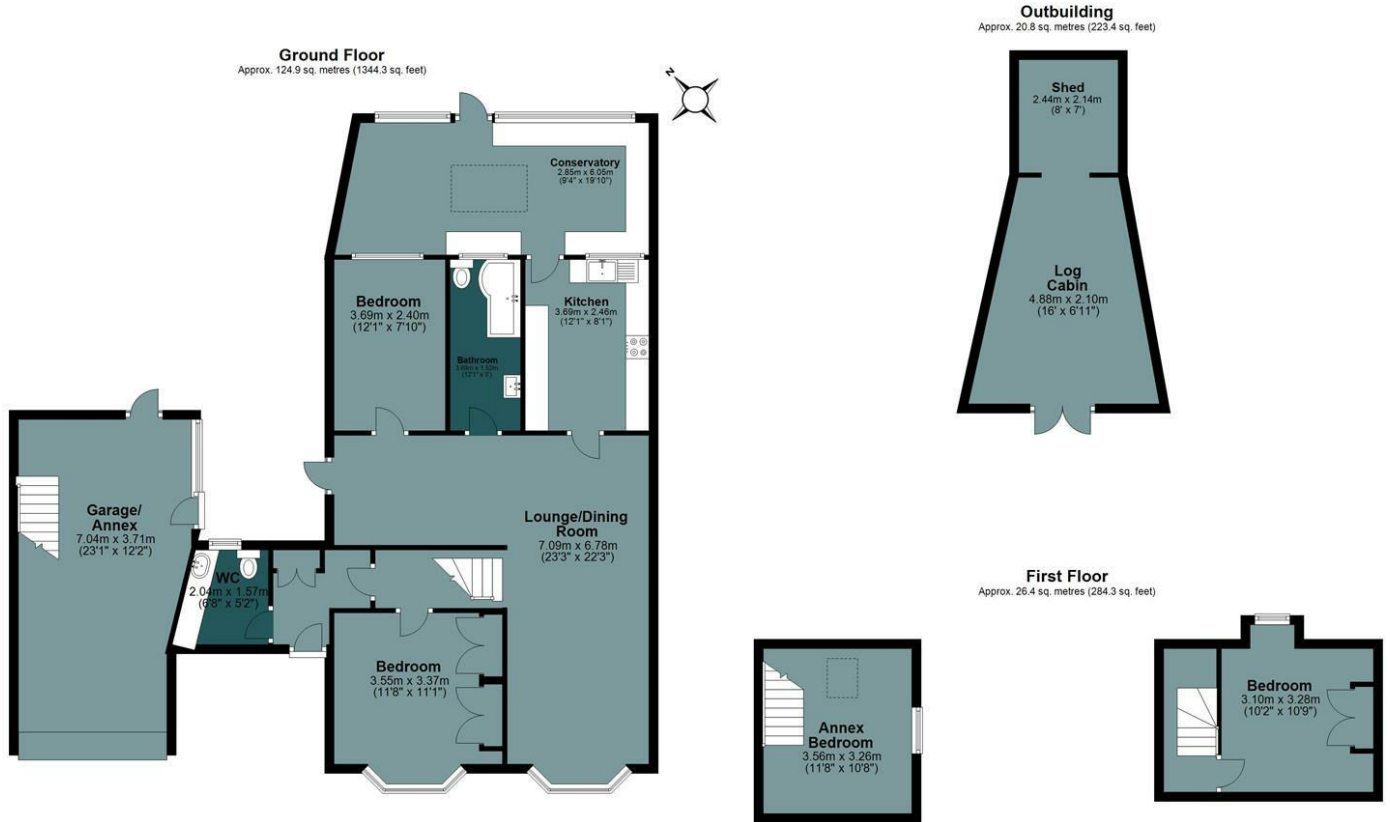
- Fully blocked paved
- Parking for 5 cars
- Off road parking for additional 2 cars.
- Feature brick wall

Rear Garden

- Blocked paved patio
- South facing (Sunshine 365 days)
- Contained well stocked borders.
- Secluded and pretty

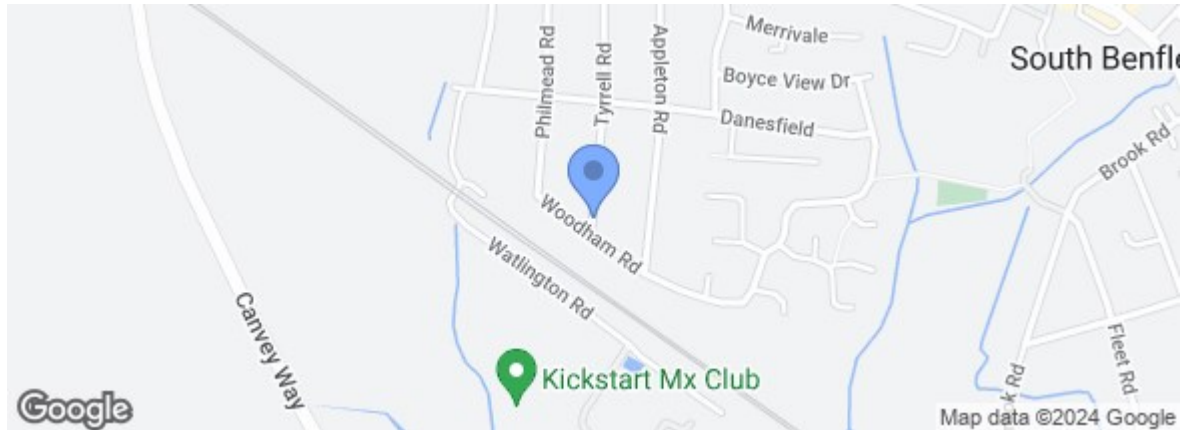
Additional information

- 10 Minute walk to Benfleet station via park
- Park 5 minutes
- Quiet location no through traffic



Total area: approx. 172.1 sq. metres (1852.0 sq. feet)
Woodham Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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