



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



27 Watlington Road, Benfleet, SS7 5DS

£515,000 Freehold

4/5 BEDROOM FULLY REFURBISHED AND EXTENDED CHALET - SOLD OFF MARKET - Offering a spacious open plan kitchen family room with modern fitted kitchen integrated appliances and quartz worktops, two reception rooms, ground floor shower room and utility room. Three double bedrooms one with en-suite plus a family bathroom to the first floor.

Externally, approx. 50ft rear garden with block paved patio area leading round to front with further block paved driveway providing ample off street parking.

27 Watlington Road, Benfleet, SS7 5DS

Entrance Hall



Composite front door, laminate flooring, smooth plastered ceiling, spotlights, staircase with glass balustrade leading to first floor, storage cupboard, radiator, power points.



Snug 13'4" x 7'8" (4.06m x 2.34m)

Open Plan Kitchen / Family Room 25'5" x 17'11" (7.75m x 5.46m)



Double glazed bay window to front aspect, laminate flooring, smooth plastered ceiling, spotlights, radiator, TV and power points.

Double glazed bi-fold doors and window to rear aspect, laminate flooring, smooth plastered ceiling, spotlights, breakfast bar, waterfall quartz worktops, inset ceramic one and a half sink with chrome mixer tap, Tower fridge freezer, integrated Bosch appliances including oven, combi microwave and grill, induction hob with extractor fan above and dishwasher, two wall mounted radiators, separate lower level radiator, TV and power points.

Ground Floor Shower Room 8'5" x 4'7" (2.57m x 1.40m)



Tiled flooring and half tiled walls, smooth plastered ceiling, spotlights, close coupled W.C, vanity unit with inset wash hand basin and chrome mixer tap, large shower cubicle with glass screen and handheld shower head, extractor fan, chrome heated towel rail.

27 Watlington Road, Benfleet, SS7 5DS

Utility 8'5" x 6'8" (2.57m x 2.03m)



Double glazed door and window to side aspect, vinyl flooring, smooth plastered ceiling, spotlights, power points.

Bedroom One 16'7" x 10'4" (5.05m x 3.15m)



Double glazed window to rear aspect, carpet, smooth plastered ceiling, spotlights, radiator, TV and power points.

Bedroom Four 13'7" x 11'0" (4.14m x 3.35m)



Double glazed bay window to front aspect, laminate flooring, smooth plastered ceiling, spotlights, radiator, TV and power points.

En-suite 7'3" x 6'3" (2.21m x 1.91m)



Double glazed window to rear aspect, tiled flooring and half tiled walls, smooth plastered ceiling, spotlights, close coupled W.C, vanity unit with inset wash hand basin and chrome mixer tap, large shower cubicle with glass screen and handheld shower head, extractor fan, chrome heated towel rail.

Landing



Carpet, smooth plastered ceiling, spotlights, radiator, power points.

Bedroom Two 13'6" x 10'4" (4.11m x 3.15m)



Double glazed window to front aspect, carpet, smooth plastered ceiling, spotlights, radiator, TV and power points.

27 Watlington Road, Benfleet, SS7 5DS

Bedroom Three 16'7" x 7'8" (5.05m x 2.34m)



Double glazed window to front aspect, carpet, smooth plastered ceiling, spotlights, radiator, TV and power points.

Family Bathroom 10'1" x 6'2" (3.07m x 1.88m)



Double glazed window to side aspect, tiled flooring and half tiled walls, smooth plastered ceiling, spotlights, close coupled W.C, vanity unit with inset wash hand basin and chrome mixer tap, fully tiled L-shaped panel bath with shower over and inset alcove, extractor fan, chrome heated towel rail.

Garden



50 X 35 FT APPROX garden with block paved patio area the rest laid to lawn, external lighting, side access and fenced to boundary.



Front Garden



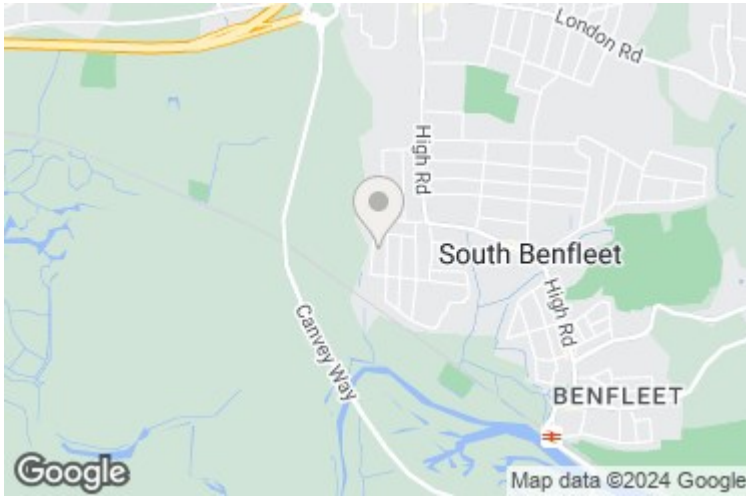
Low maintenance block paved driveway with ample off street parking for several vehicles.

Council Tax - Band D

27 Watlington Road, Benfleet, SS7 5DS

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		
	76	84
England & Wales	EU Directive 2002/91/EC	

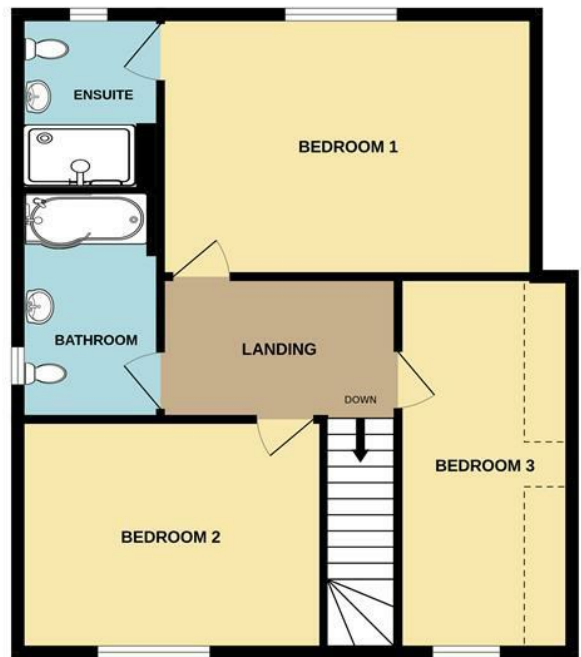
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
929 sq.ft. (86.3 sq.m.) approx.



1st Floor
669 sq.ft. (62.2 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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.
Made with Metropix ©2024



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.