



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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21 Watlington Road, Benfleet, SS7 5DS

£485,000 Freehold

A large and attractive four bedroom semi-detached chalet bungalow, located on the very popular Jotmans estate being within walking distance of a park also providing a cut through to Benfleet station.

Offering excellent versatile accommodation including large split level lounge, separate dining room and sitting room/bedroom 4. Master bedroom on the ground floor has an En - Suite bath/shower room and walk in wardrobe.

Externally there is a lovely secluded garden with summerhouse and pergola, whilst to the front is ample off street parking. Viewing highly recommended.

21 Watlington Road, Benfleet, SS7 5DS

Entrance Porch

Half glazed door leading to entrance porch, glazed door leading to entrance hall.

Entrance Hall 11'8 x 9'6 (3.56m x 2.90m)



Winding staircase to first floor, radiator, power points, coved and artex ceiling, wood laminate flooring.



Lounge 21 x 16'5 red 10'3 (6.40m x 5.00m red 3.12m)



An impressive split level room, high part vaulted ceiling, three radiators, mock brick fireplace, coved and artex ceiling with inset lights.



Sitting Room/Bedroom Four 14'10 x 11'6 (4.52m x 3.51m)



Bay window to front, radiator, mock brick fireplace, coved and artex ceiling.

Recess Area 9'10 x 3'6 (3.00m x 1.07m)

Open to Sitting room, this area could easily be converted into an En - Suite as the plumbing in situ is easily accessible.

21 Watlington Road, Benfleet, SS7 5DS

Dining Room 16'7 x 12 (5.05m x 3.66m)



Open access to kitchen and door to rear, built in linen cupboard and adjacent cupboard housing mega flow hot water tank, radiator, coved and artex ceiling.

Utility Room 13'4 x 4'7 (4.06m x 1.40m)



Door to rear, fitted base and wall cupboards, fitted worktops and inset single drainer sink unit with mixer tap, Vaillant wall mounted gas boiler (serviced yearly) , plumbed for washing machine, coved and artex ceiling,radiator.



Cloakroom/Wc

Close coupled wc , corner wash hand basin with tiled splashback, extractor fan, wood laminate flooring, understairs storage cupboard.

Bedroom One 12'4 x 10 (3.76m x 3.05m)



Window to front, radiator, coved and artex ceiling.

Kitchen 14'10 x 7'9 (4.52m x 2.36m)

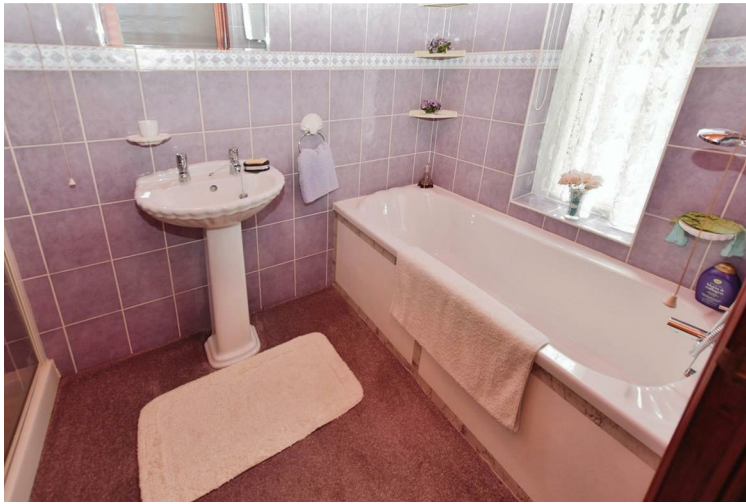


Window to rear and door to utility room, fitted with range of oak style base and wall cupboards, drawer pack , fitted worktops with tiled splashbacks, inset one and a half bowl sink unit.

Walk In Wardrobe 10'2 x 5 (3.10m x 1.52m)

Hanging rails with pelmet lighting.

En - Suite Bath/Shower Room



White suite comprising of panelled bath with mixer tap shower attachment, close coupled wc, fully tiled shower cubicle, close coupled wc, pedestal wash hand basin radiator, fully tiled walls, window to front.

Landing

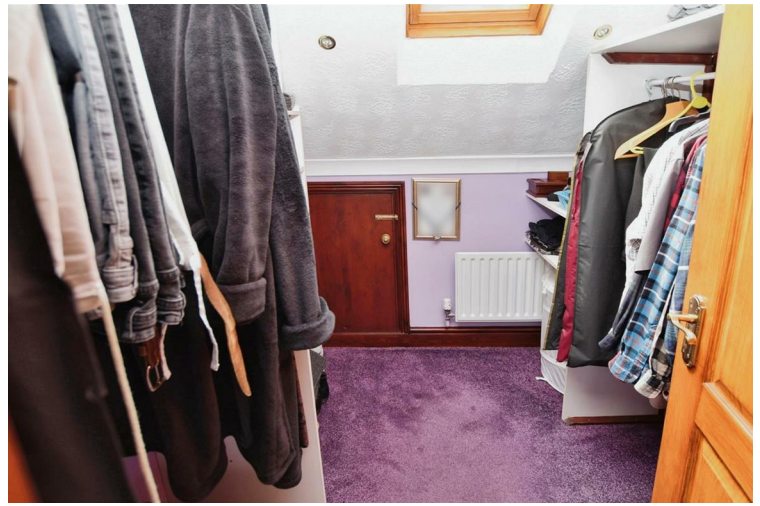


Window to rear, power points, coved and artex ceiling.

Bedroom Two 12'9 x 12'2 (3.89m x 3.71m)



Window to rear, coved and artex ceiling with inset lights, radiator. Walk in wardrobe 1/ Velux window to front, radiator, eaves cupboard, coved and artex ceiling with inset lights. Walk in wardrobe 2/ Velux window to front, eaves cupboard, coved and artex ceiling with inset lights.



Bedroom Three 15'4 x 6'3 (4.67m x 1.91m)



Two Velux windows to front, radiator, coved and artex ceiling, eaves cupboard.

21 Watlington Road, Benfleet, SS7 5DS

Bathroom 12'6 x 6'3 plus recess (3.81m x 1.91m plus recess)

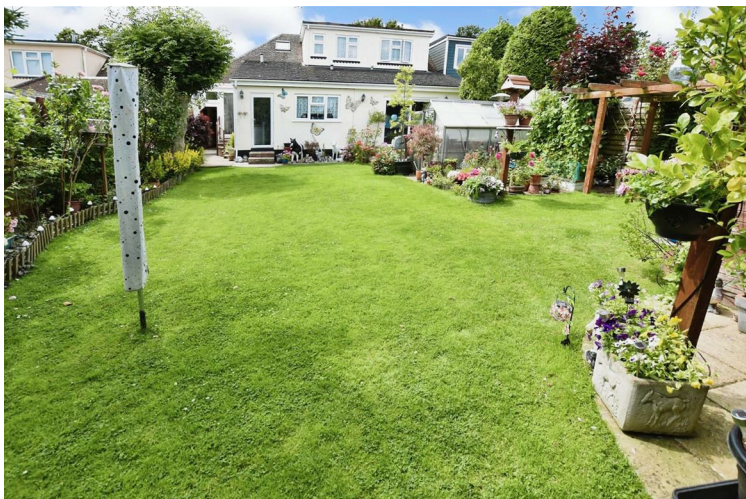


Window and Velux window to rear, radiator, white suite comprising of corner bath with tiled surround with mixer tap shower, close coupled wc, bidet, pedestal wash hand basin.

Rear Garden 50 approx (15.24m approx)



A lovely well maintained garden with neat lawn area, paved patio, pergola with fishpond to rear, summerhouse and shed, established flower beds, covered side access with doors to front and rear, butler sink with hot and cold water supply.



Front Garden

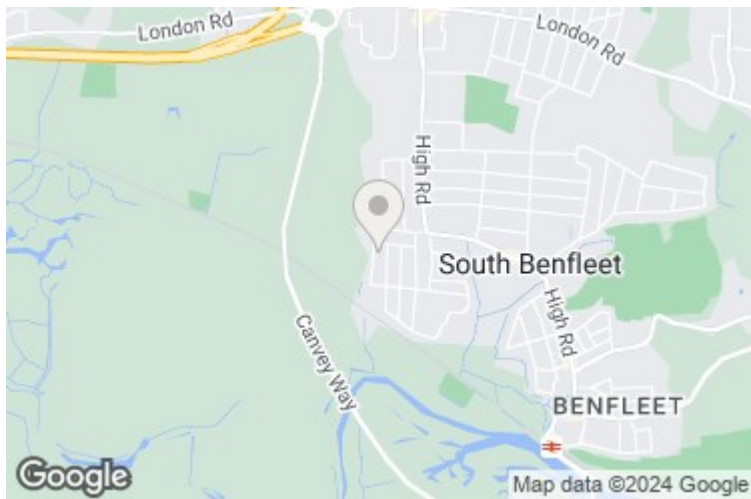
Ample parking area for several vehicles.

Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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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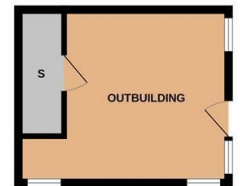
Ground Floor
1240 sq.ft. (115.2 sq.m.) approx.



1st Floor
531 sq.ft. (49.3 sq.m.) approx.



Outbuilding
178 sq.ft. (16.5 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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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