



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**11 Woodham Road, Benfleet, SS7 5DF**

**Guide Price £475,000 Freehold**

GUIDE PRICE £475,000 - £485,000. A most attractive three bedroom semi detached chalet/ bungalow occupying an impressive 60ft. Frontage. Located in this very popular location within minutes walk of Benfleet park also providing a short cut to the station.

This well maintained property offers excellent accommodation which includes a spacious L shaped lounge/diner, fitted kitchen and lovely Orangery, externally is a lovely secluded sunny garden with log cabin.



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## Entrance Hall

UPVC half glazed door leading to entrance hall, double built in cloaks cupboard with consumer unit, wooden flooring, feature staircase, skimmed ceiling, loft access to area above hall and utility room which is insulated and boarded.

## Lounge 22'6 x 10 (6.86m x 3.05m)



Bay window to front, two radiators, decorative coved and skimmed ceiling with ceiling rose, ornate feature fireplace with electric remote control fan heater, open access to dining area.



## Dining Area 12 x 7'9 (3.66m x 2.36m)



Door to side, decorative coved and skimmed ceiling with ornamental rose, radiator, central heating thermostat.

## Kitchen 12 x 8 (3.66m x 2.44m)



UPVC stable door to Orangery and window, cream coloured shaker style base and wall cupboards, wooden flooring, porcelain single drainer one and a half bowl sink unit with mixer tap, wall cabinet with lighting, electric double oven and electric hob, dishwasher to remain, wall mounted gas combi boiler approx. 3 years old, fully tiled walls, freestanding large fridge to remain,

## Utility/Wc

Window to rear, fitted worktop with inset sink, plumbing for washing machine, radiator, close coupled wc, coved and skimmed ceiling, extractor fan, power points, base and wall cupboards, tiled flooring.



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## Orangery 19'10 x 9'4 (6.05m x 2.84m)



Two windows and door to rear and window to flank, range of corian worktops, attractive range of cream wood base and wall cupboards, large modern stainless steel sink with diverter tap, roof lantern with fibre glass roof, integrated freezer and dishwasher, designer radiator.

## Bedroom One 14 x 10 plus wardrobes (4.27m x 3.05m plus wardrobes)



Bay window to front, radiator, range of fitted floor to ceiling wardrobes to one wall with seven downlighters comprising of three doubles and one single, wood laminate flooring, decorative coved and skimmed ceiling with ornamental rose.

## Bedroom Two 12 x 7'10 (3.66m x 2.39m)

Window to rear, one double radiator, double wardrobe to remain.

## Bathroom 12 x 5 (3.66m x 1.52m)



Window to rear, chrome towel radiator, shower bath with overhead shower attachment, pull out hand held shower attachment and mixer tap, close coupled wc with push button control, vanity wash hand basin with mixer tap and cupboards under, fitted matching cupboards, fully tiled to bath area and remainder half tiled, non slip lino flooring, two wall light points, large fitted mirror above vanity unit with light and shaver point, coved and skimmed ceiling.

## Landing

power points, loft access which is boarded power and lighting, and fully insulated, fitted carpet.

## Bedroom Three 11 x 10'4 (3.35m x 3.15m)

Window to rear, power and lighting, three built in wardrobes with fitted adjacent drawer units, fitted carpet.

## Detached garage 12'2 x 22'7 (3.71m x 6.88m)

Electric up and over door, pitch tiled roof, light and power, door to rear and side leading to courtyard area, fitted staircase leading to mezzanine, alarmed.

## Mezzanine

Window to side and Velux window to rear, light and power, ideal for conversion with the garage subject to planning for an annexe, flooring insulated with 100mm celotex.

## Rear Garden



Wedge shaped garden with large block paved patio, lawned area, secluded, flower beds, courtyard area, water tap.



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five vehicles, water tap, external lighting, small feature garden area with roses.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Log cabin 16 x 7 (4.88m x 2.13m)

Large hand built cabin with concrete base with damp course membrane and fully insulated with 100mm celotex, tongue and groove wood panelling floor, walls and ceiling, full electrics, fibre glass roof, double glazed patio doors, alarmed.

## Garden shed 8 x 7 (2.44m x 2.13m)

Accessed via back of cabin, felt roof, lighting.

## Front Garden

Feature brick wall, large block paved driveway with parking for

# 11 Woodham Road

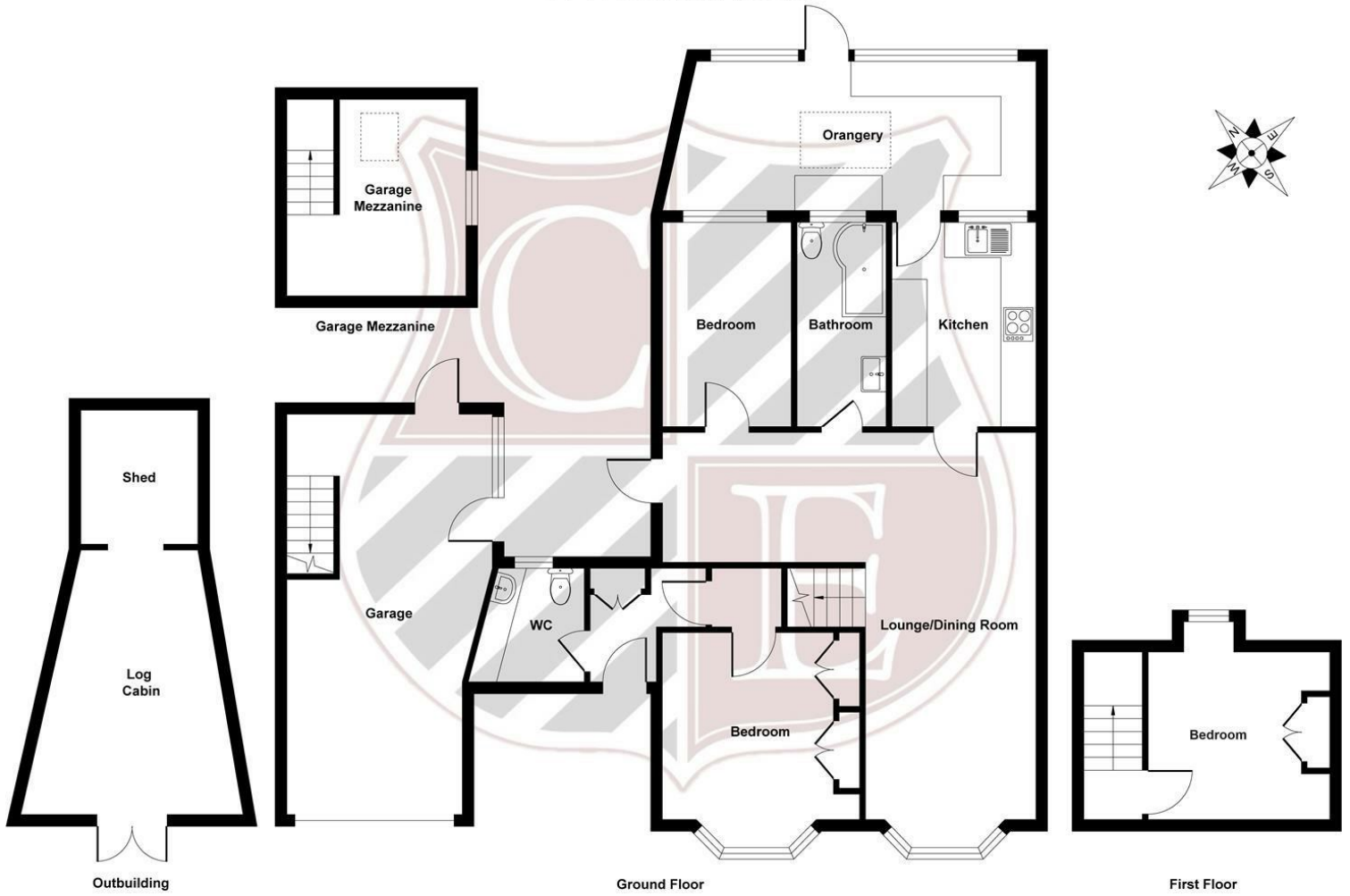


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