

Williams & Donovan

Sales · Lettings · New Homes

Richmond Avenue, South Benfleet, SS7 5HF



Guide Price £385,000

WILLIAMS & DONOVAN - four bedroom semi-detached home situated in a sought after South Benfleet location within easy reach of High Road shopping facilities and walking distance of Benfleet station. This property benefits from being situated on a large plot with a rear garden in excess of 100' and comes with spacious living accommodation including lounge/family room, kitchen/diner, two bathrooms and ample parking.

EPC rating - D. Our ref: 12736



Tel: 01268 755252 www.williamsanddonovan.com



ENTRANCE HALL

Enter through via UPVC double glazed door, double glazed window to side, door to side aspect, skimmed ceiling with inset spotlights, stairs to first floor, understairs storage cupboard, radiator, doors to:

GROUND FLOOR BATHROOM 12' 5" x 6' 0" (3.78m x 1.83m)

Skimmed ceiling with inset spotlights, obscured double glazed window to side aspect, corner jacuzzi bath, his and hers hand wash basins, low level WC, radiator, part tiled walls, tiled floor.

LOUNGE/FAMILY ROOM 26' 4" x 19' 1" (8.03m x 5.82m) reducing to 10'9"

Skimmed ceiling with inset spotlights, double glazed bay windows to front aspect, electric sandstone fireplace with marble base, three radiators, double doors to:



KITCHEN/DINER 23' 5" x 11' 2" (7.14m x 3.4m)

Skimmed ceiling with inset spotlights, double glazed French doors to rear garden, double glazed window to rear aspect, range of base and eye level units with quartz worktops, one and a half sink/drainers, integrated dishwasher, integrated wine cooler, space for cooker, washing machine and fridge/freezer, tiled splashbacks, part tiled floor, radiator.



LANDING

Skimmed ceiling with inset spotlights, doors to:

BEDROOM ONE 15' 5" x 9' 6" (4.7m x 2.9m)

Skimmed ceiling with inset spotlights, ceiling fan, double glazed window to rear aspect, fitted wardrobes, eaves storage, radiator, door to:



EN-SUITE 6' 3" x 5' 3" (1.91m x 1.6m)

Skimmed ceiling with inset spotlights, double glazed velux window, shower cubicle with mixer shower, low level WC, hand wash basin with storage beneath, heated chrome towel rail, tiled walls.



BEDROOM TWO 12' 7" x 7' 0" (3.84m x 2.13m)

Skimmed ceiling with inset spotlights, double glazed window to front aspect, built in wardrobes, radiator.



BEDROOM THREE 10' 7" x 9' 4" (3.23m x 2.84m)

Skimmed ceiling with inset spotlights, double glazed window to front aspect, built in wardrobes, radiator.



BEDROOM FOUR 8' 2" x 6' 8" (2.49m x 2.03m)

Skimmed ceiling with inset spotlights, double glazed velux window, built in wardrobes, radiator.

FRONT

Paved driveway for parking up to three cars.

REAR GARDEN - APPROX 105FT

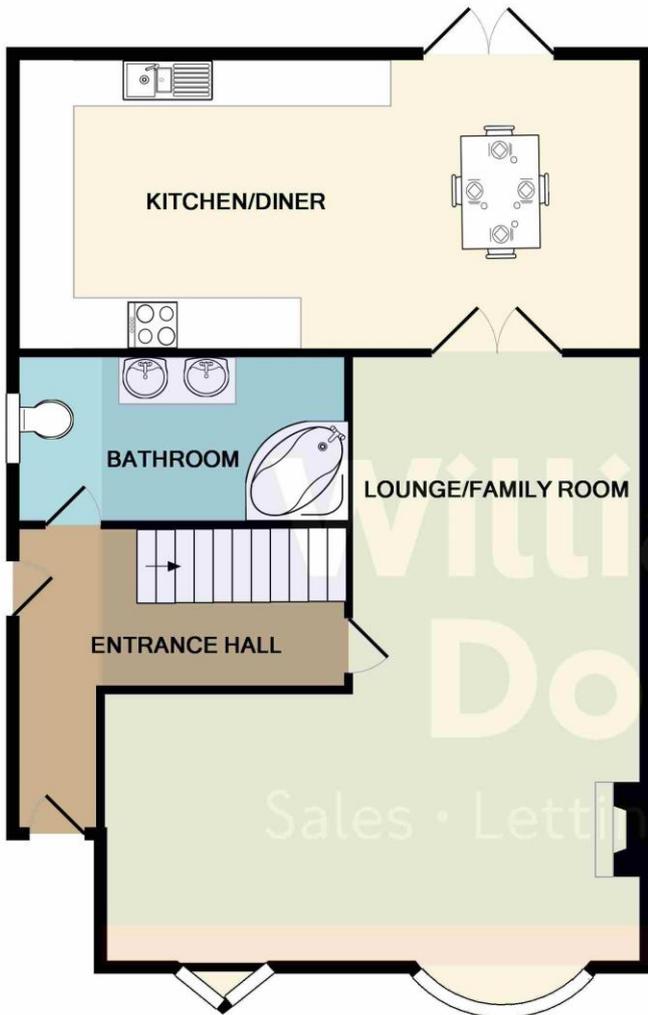
Paved patio leading to decking area and artificial lawns areas, heated outdoor pool, pump room, wood sheds to remain, koi pond, outside tap, gated side access.



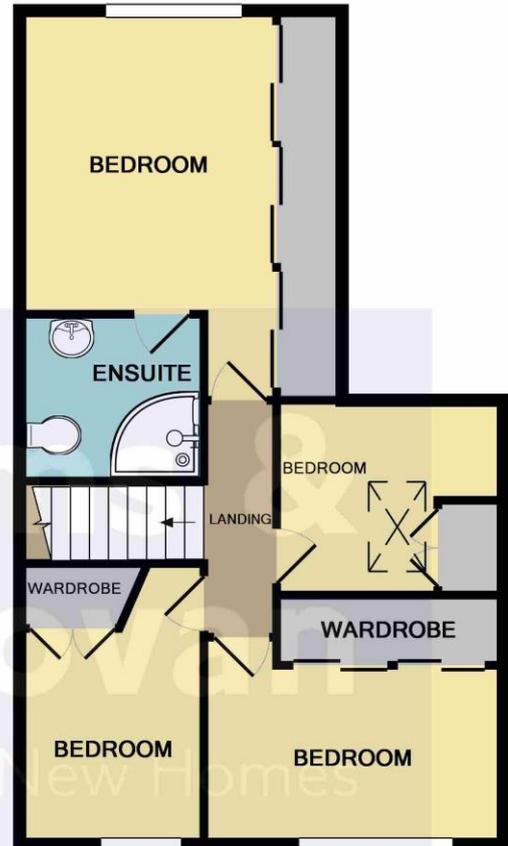
PUB 24' 11" x 13' 1" (7.59m x 3.99m) reducing to 10'6"

Double glazed sliding patio doors, double glazed window to side aspect, bar and entertainment areas, power and lighting, two radiators.





GROUND FLOOR
APPROX. FLOOR
AREA 795 SQ.FT.
(73.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1267 SQ.FT. (117.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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