

## London Road, Benfleet, SS7 5UW



**GUIDE PRICE - £300,000 - £320,000**

WILLIAMS & DONOVAN are delighted to offer for sale this semi-detached three bedroom bungalow with easy access to commuter links on the A13 and A127. This lovely bungalow benefits from a lounge/diner, modern kitchen, spacious conservatory, secluded 50' rear garden, garage and parking for up to three cars. EPC rating – TBC. Our ref: 12618

**Directions:** Proceed from the office left along High Road. Take the 4th turning on the right into Kents Hill Road and continue to the traffic lights at the junction with the A13. Turn left onto the A13, London Road. The property can be found on the right hand side, between the 4th (Waverley Road) and 5th (Linden Road) turnings on the right hand side.



**Tel: 01268 755252** [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via uPVC double glazed door to:

#### **PORCH**

Obscure double glazed windows to front and side aspects. Double glazed door to:

#### **LOUNGE/DINER 20' 5" x 12' 7" (6.22m x 3.84m)**

Double glazed window to front aspect. Two radiators. Laminate wood flooring. Opening to:



#### **INNER HALLWAY**

Skimmed ceiling. Wall lighting. Radiator. Laminate wood flooring. Doors to:

#### **KITCHEN 11' 9" x 9' 3" (3.58m x 2.82m)**

Skimmed ceiling with spotlights. Double glazed window to rear aspect. Range of base and eye level units. Roll edge work surfaces. Stainless steel one and a half sink/drainers. Integrated four ring electric hob with extractor fan above. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks. Radiator. Double glazed door to:



#### **CONSERVATORY 18' 3" x 8' 7" (5.56m x 2.62m)**

Double glazed windows to rear and side aspects. Double glazed French doors to rear garden. Double glazed door to side aspect. Radiator.



#### **BEDROOM ONE 9' 10" x 8' 11" (3m x 2.72m)**

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate wood flooring.





**BEDROOM TWO 10' 0" x 10' 0" (3.05m x 3.05m)**

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate wood flooring.



**BEDROOM THREE 10' 11" x 7' 2" (3.33m x 2.18m)**

Skimmed ceiling. Double glazed window to side aspect. Loft access. Radiator. Laminate wood flooring.



**WET ROOM 8' 8" x 4' 9" (2.64m x 1.45m)**

Skimmed ceiling. Obscured double glazed window to rear aspect. Electric shower. Low level WC. Pedestal hand wash basin. Fully tiled. Extractor fan.



**OUTSIDE OF PROPERTY:**

To the FRONT of the property, a paved driveway provides parking for up to three cars.

The REAR GARDEN measures approx. 50'. Commencing with paved patio, leading to lawn with shrub borders. Wood shed to remain. Outside tap. Door to GARAGE.



**GARAGE 16' 8" x 8' 2" (5.08m x 2.49m)**

With up and over door. Power and lighting.



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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