

## High Road, South Benfleet, SS7 5HL



**£315,000**

WILLIAMS & DONOVAN are delighted to offer for sale this well presented three bedroom semi-detached chalet 0.9 of a mile from Benfleet station. This property benefits from having a 23' 3" kitchen/diner; cloakroom; off street parking for numerous vehicles to the front; driveway to the rear with further off street parking and a 40' approx rear garden. Viewing advised to fully appreciate the accommodation on offer. EPC rating - E. Our ref: 12728



*Directions: Proceed from our office left along the High Road. Continue across at the mini roundabout, where the property can be found towards Cemetery Corner on the right hand side.*

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

# High Road, South Benfleet, SS7 5HL

Accommodation comprises:

Entrance via entrance door to:

## **ENTRANCE HALL**

Stairs to FIRST FLOOR ACCOMMODATION. Doors to:

## **LOUNGE 14' 9" x 11' 7" (4.5m x 3.53m)**

Skimmed ceiling. Double glazed window to front aspect. Feature brick fireplace. Radiator.



## **KITCHEN / DINER 23' 3" x 8' 11" (7.09m x 2.72m)**

Skimmed ceiling. Double glazed window to rear aspect. Door leading to rear garden. Range of base and eye level units. Roll edge work surfaces. Stainless steel sink/drain. Space for cooker, washing machine, tumble dryer, dishwasher and fridge/freezer. Tiled splashbacks. Understairs storage cupboard. Radiator.



## **CLOAKROOM**

Skimmed ceiling. Two piece suite comprising low level w/c and hand wash basin with storage beneath. Laminate wood flooring.

## **BEDROOM THREE 15' 4" x 6' 3" (4.67m x 1.91m)**

Ground floor bedroom. Skimmed ceiling. Double glazed window to rear aspect. Radiator.



## **FIRST FLOOR LANDING**

Skimmed ceiling. Loft access. Doors to:

## **BEDROOM ONE 14' 9" x 9' 8" (4.5m x 2.95m)**

Skimmed ceiling. Double glazed window to front aspect. Eaves storage cupboard. Radiator.



## **BEDROOM TWO 14' 9" x 7' 6" (4.5m x 2.29m)**

Skimmed ceiling. Double glazed window to rear aspect. Eaves storage cupboard. Radiator.



### **BATHROOM 8' 8" x 5' 9" (2.6m x 1.75m)**

Skimmed ceiling. Obscured double glazed window to side aspect. Three piece suite comprising panelled bath with electric shower, low level w/c and pedestal hand wash basin. Tiled walls. Radiator.



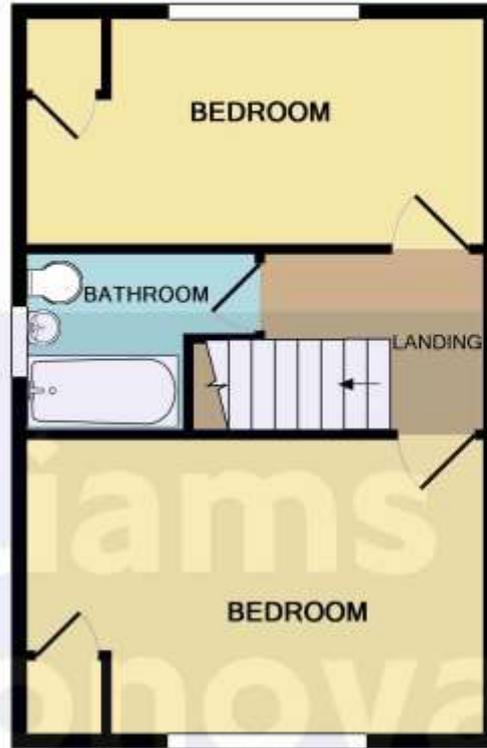
### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property, a paved driveway provides off street parking for up to four vehicles.

The **REAR GARDEN** measures approximately 40' and features a patio area leading to laid lawn with shrub borders. Summerhouse with power and lighting. Hot tub available by separate negotiation. Extra parking space accessed via Wincoat Drive. Gated side access.



GROUND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.5 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.