

## Greenways, South Benfleet, SS7 5EG



**£365,000**

**WILLIAMS & DONOVAN** - this semi-detached three/four bedroom extended semi-detached chalet is situated in a quiet cul-de-sac in a popular South Benfleet location, within a mile of Benfleet station and easy reach of High Road shops and schools. The property benefits from having a spacious lounge; separate dining area; ground floor bedroom four/study; South backing rear garden and off street parking for two/three vehicles. EPC rating - E. Our ref: 13863

**Directions:** Proceed from our office left along the High Road. At the mini roundabout, continue straight across. At Cemetery Corner, take the 1st turning on the left hand side into Benfleet Park Road and continue to the junction with Danesfield. Turn left into Danesfield, then take the 1st turning on the right hand side into Greenways.

**Tel: 01268 755252**

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



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Accommodation comprises:

Entrance via composite door to:

## ENTRANCE HALL

Double glazed window to front. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

## GROUND FLOOR BEDROOM FOUR/STUDY 12' 2" x 7' 10" (3.71m x 2.39m)

Double glazed window to front aspect. Radiator.



## LOUNGE 20' x 10' 4" (6.1m x 3.15m)

Double glazed window to front aspect. Feature marble fireplace. Ornate radiator. Wall lighting. Opening to:



## DINING ROOM 20' 8" x 9' 10" (6.3m x 3m)

Double glazed window to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Two radiators. Laminate flooring. Opening to:



## KITCHEN 11' x 7' 4" (3.35m x 2.24m)

Double glazed window to side aspect. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor hood above and electric oven under. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble drier. Space and plumbing for dishwasher. Space for under counter fridge. Radiator.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 17' x 7' 10" (5.18m x 2.39m)

Double glazed window to side aspect. Loft access. Radiator.





### **BEDROOM TWO 10' 7" x 10' 6" (3.23m x 3.2m)**

Double glazed window to front aspect. Built in storage cupboard. Radiator.



### **BEDROOM THREE 8' 1" x 7' 6" (2.46m x 2.29m)**

Double glazed window to rear aspect. Skimmed ceiling. Radiator.



### **BATHROOM 5' 10" x 5' 1" (1.78m x 1.55m)**

Obscure double glazed window to rear aspect. Skimmed ceiling. Three piece suite comprising low level w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Heated chrome towel rail. Part tiled walls.

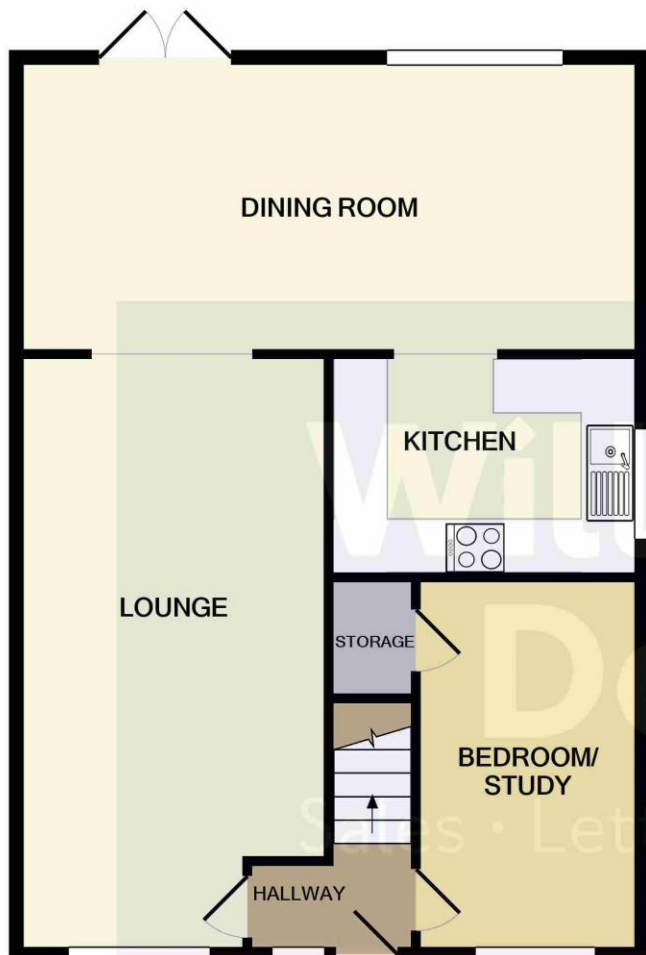


### **OUTSIDE OF PROPERTY:**

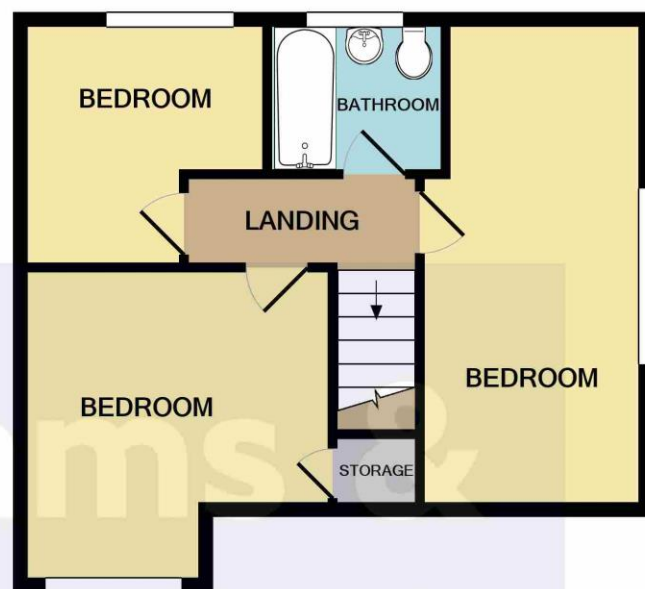
To the **FRONT** of the property, a paved driveway provides off street parking for two/three vehicles. Flower bed with mature shrubs.

The South backing **REAR GARDEN** measures approx. 30' and commences with decking areas leading to lawn. Shrub borders. Outside tap. Gated side access.





GROUND FLOOR  
APPROX. FLOOR  
AREA 614 SQ.FT.  
(57.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.6 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.