

## Cumberland Avenue, South Benfleet, SS7 1DX



**£325,000**

**WILLIAMS & DONOVAN** - in a sought after South Benfleet location within easy reach of High Road amenities and one mile's walk from Benfleet station, is this two bedroom semi-detached bungalow. This property is offered for sale with **NO ONWARD CHAIN** and benefits from having a spacious lounge measuring 18' 1"; modern fitted kitchen with integrated appliances; a 85' un-overlooked rear garden; garage and off street parking for numerous vehicles. EPC rating - E. Our ref: 14105

**Directions:** Proceed from our office left along the High Road. Take the 4th turning on the right into Kents Hill Road. Take the 1st turning on the right into Cumberland Avenue where the property can be found on the left hand side.



Tel: 01268 755252

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



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Accommodation comprises:

Entrance via obscure uPVC double glazed leadlight door to:

## RECEPTION HALL

Coved and skimmed ceiling. Built in storage cupboard. Electric storage heater. Doors to:

## LOUNGE 18' 1" x 10' reducing to 8' 5" (5.51m x 3.05m > 2.57m)

Skimmed ceiling. UPVC double glazed French style doors, with sidelights, leading to and overlooking REAR GARDEN. Feature fireplace. Electric storage heater. Door to:



## KITCHEN 9' 3" x 8' 8" approx. (2.82m x 2.64m)

Skimmed ceiling. Spotlight insets. Dual aspect uPVC double glazed windows to side and rear aspects. UPVC double glazed door providing access to REAR GARDEN. Range of base and eye level units. Square edged working surfaces. Tiled splashbacks. Inset stainless steel one and a half bowl sink unit with chrome mixer tap. Inset electric hob with extractor fan over and twin electric oven under. Integrated slimline dishwasher. Space and plumbing for washing machine. Space for fridge and freezer. Tiled floor.



## SHOWER ROOM 6' 4" x 5' 7" (1.93m x 1.7m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece suite comprising enclosed dual flush w/c, vanity mounted wash hand basin with chrome mixer tap and walk in shower cubicle with electric wall mounted Mira shower. Tiled walls. Tiled floor.



## BEDROOM ONE 12' 1" x 12' (3.68m x 3.66m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Electric storage heater.



**BEDROOM TWO 10' x 7' 5" (3.05m x 2.26m)**

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Electric storage heater.



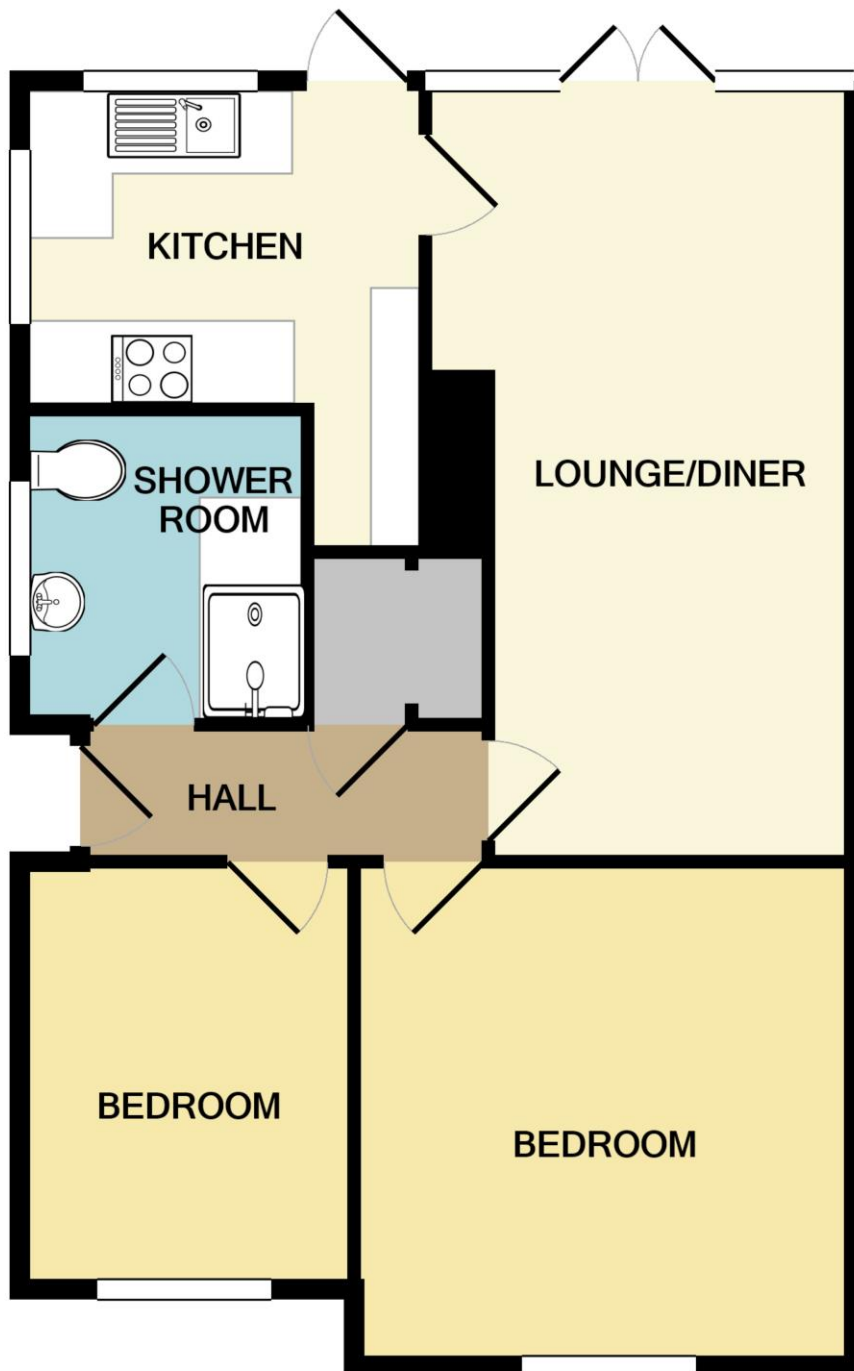
**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property, a block paved driveway provides off street parking for numerous vehicles, and access to **GARAGE** and **REAR GARDEN** via side gate. Raised brick flower bed. Brick retaining wall.

The **REAR GARDEN** measures approx. 85' and commences with paved patio, and steps leading to lawn. Numerous established flower beds and shrubs. Fencing to all boundaries. Pedestrian access to **FRONT** via side gate.



**GARAGE 16' 10" x 7' 7" approx. (5.13m x 2.31m)** With electric roller shutter door. Power and lighting.



TOTAL APPROX. FLOOR AREA 590 SQ.FT. (54.8 SQ.M.)  
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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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.