

## Downer Road North, Benfleet, SS7 3EG



**£375,000**

**WILLIAMS & DONOVAN** - situated in a desirable Benfleet residential location, within easy reach of local schools and major routes and yet close to woodland, is this three bedroom semi-detached chalet bungalow. This well presented property benefits from having versatile living accommodation; a loft room with shower room; rear garden measuring 25' x 35' and a driveway providing off street parking for four vehicles. EPC rating - D. Our ref: 14107

**Directions:** Proceed left from our office along the 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, London Road. Turn right at the traffic lights onto the A13, London Road. Take the 3rd turning on the left as you proceed up Bread & Cheese Hill into Downer Road North where the property can be found on the right hand

**Tel: 01268 755252**

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



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Accommodation comprises:

Entrance via uPVC double glazed door to:

## HALLWAY

Loft access with drop ladder providing access to LOFT ROOM and SHOWER ROOM. Built in storage cupboard. Radiator. Laminate flooring. Doors to:

## LOUNGE 14' 2" reducing to 11' x 13' (4.32m > 3.35m x 3.96m)

Double glazed window to rear aspect. Feature limestone fireplace with gas fire insert. Wall lighting. Radiator. Laminate flooring.



## BEDROOM THREE/DINING ROOM 10' 3" x 9' 8" (3.12m x 2.95m)

Double glazed window to front aspect. Radiator. Laminate flooring.



## KITCHEN 10' 7" x 7' (3.23m x 2.13m)

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units. Roll edged working surfaces. Inset one and a half sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Integrated fridge and

freezer. Integrated dishwasher. Wall mounted combi-boiler. Door to:



## UTILITY ROOM 7' 6" x 3' 8" (2.29m x 1.12m)

Obscure double glazed window to side aspect. Double glazed door to REAR GARDEN. Space and plumbing for washing machine.

## BEDROOM ONE 11' 7" x 10' 9" (3.53m x 3.28m)

Double glazed bay window to front aspect. Fitted wardrobes. Radiator.



## BEDROOM TWO 10' 9" x 6' 8" (3.28m x 2.03m)

Double glazed window to side aspect. Radiator.

## BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)

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



**LOFT SPACE - LANDING** Skimmed ceiling. Double glazed Velux window to front aspect. Eaves storage. Laminate flooring. Doors to:

**LOFT ROOM 11' 6" x 10' 9" (3.51m x 3.28m)**  
Skimmed ceiling. Spotlight insets. Double glazed Velux windows to front and rear aspects. Radiator. Laminate flooring.



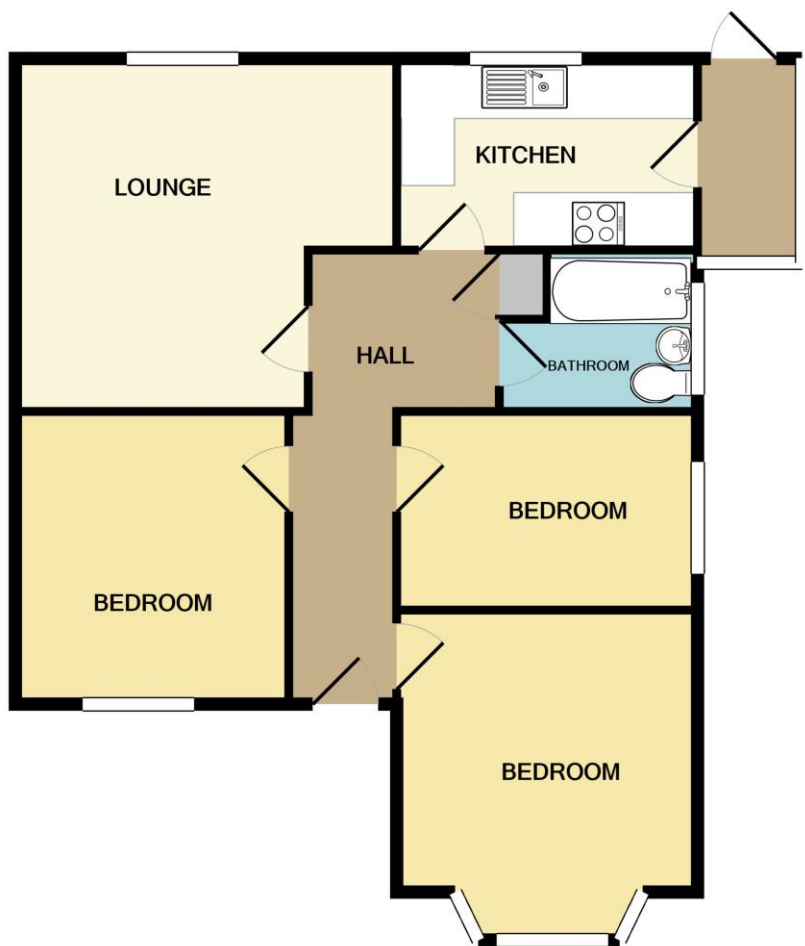
**SHOWER ROOM 8' max x 6' 3" (2.44m x 1.91m)**  
Skimmed ceiling. Double glazed Velux window to side aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and shower cubicle with mixer shower. Part tiled walls. Radiator.



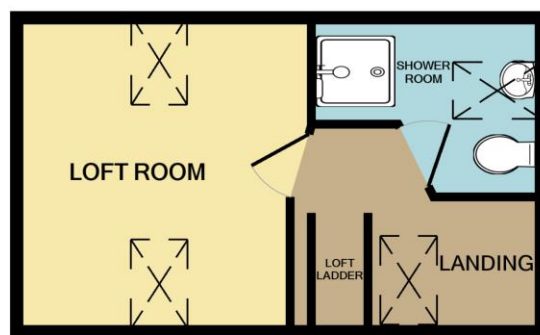
**OUTSIDE OF PROPERTY:** To the **FRONT** of the property, a paved driveway provides off street parking for numerous vehicles. Stone shingle flower bed border. Steps to front door.

The **REAR GARDEN** measures 35' x 25', commencing with paved patio leading to lawn. Shrub borders. Outside tap. Gated side access.





GROUND FLOOR  
APPROX. FLOOR  
AREA 722 SQ.FT.  
(67.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 226 SQ.FT.  
(21.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.0 SQ.M.)  
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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.