

Kents Hill Road, Benfleet, SS7 5XT



£435,000

WILLIAMS & DONOVAN - situated in a popular Benfleet location, South of the London Road and within short walking distance of local schools, is this spacious three bedroom detached bungalow. The property benefits from having a spacious lounge; modern fitted kitchen; separate dining room; conservatory; utility; three good sized bedrooms; four piece bathroom and a beautiful 60' West backing rear garden. EPC rating - D. Our ref: 14124

Directions: Proceed from our office left along the High Road. Take the 4th turning on the right hand side into Kents Hill Road. Continue up the hill and past the three schools on the right hand side. The property can be found on the left hand side, after the turning for Bowers Road.

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Accommodation comprises:

Entrance via entrance door to:

RECEPTION HALL

Skimmed ceiling. Loft access. Built in storage cupboard. Radiator. Doors to:

BEDROOM ONE 14' 4" x 11' 2" (4.37m x 3.4m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



BEDROOM TWO 11' 10" x 11' 4" (3.61m x 3.45m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



BEDROOM THREE 11' 2" x 8' 1" (3.4m x 2.46m)

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

LOUNGE 15' 10" x 11' 3" (4.83m x 3.43m)

Coved and skimmed ceiling. Double glazed windows to side aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Inglenook fireplace with log burner to remain. Radiator.



DINING ROOM 11' 1" x 10' 6" (3.38m x 3.2m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Wooden flooring. Door to UTILITY ROOM. Opening to:



KITCHEN 11' 2" x 10' 1" (3.4m x 3.07m)

Skimmed ceiling. Double glazed window to side aspect. Range of base and eye level units. Roll edged working surfaces. Inset one and a half ceramic sink bowl drainer. Integrated dishwasher. Space for range cooker with extractor hood over and tiled splashback. Space for fridge/freezer. Tiled floor. Opening to:

CONSERVATORY 16' 9" x 8' 8" (5.11m x 2.64m)

Double glazed windows to side and rear aspects. Double glazed French style doors leading to REAR GARDEN. Vaulted ceiling. Radiator. Wooden flooring.



UTILITY ROOM 4' 2" x 4' 1" (1.27m x 1.24m)

Double glazed window to side aspect. Space and plumbing for washing machine. Tiled floor.

BATHROOM 11' 4" x 5' 10" (3.45m x 1.78m)

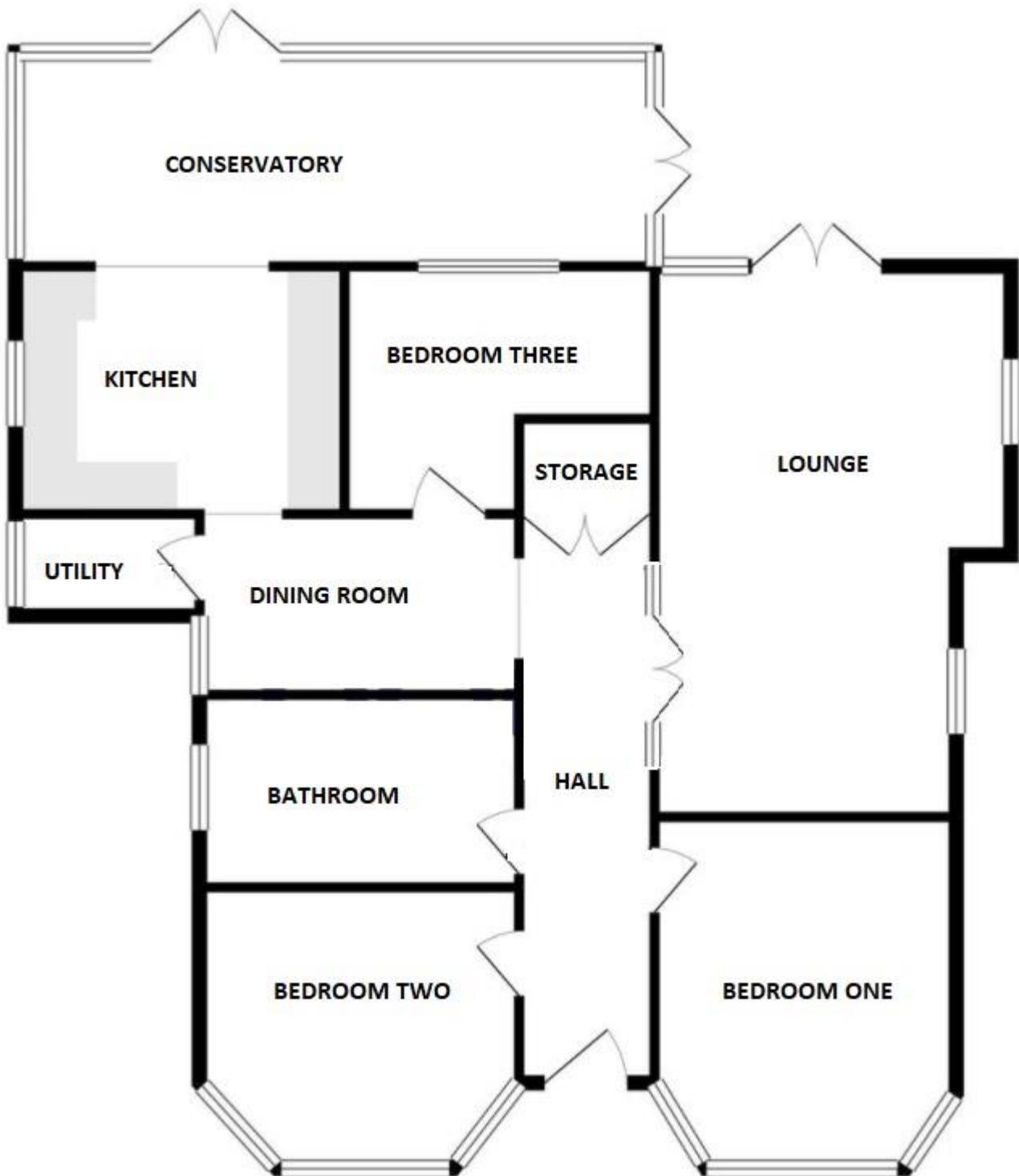
Skimmed ceiling. Obscure double glazed window to side aspect. Four piece suite comprising low level w/c, pedestal mounted wash hand basin, panelled corner bath and shower cubicle. Heated towel rail. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property, a block paved driveway provides off street parking for numerous vehicles and access to CAR PORT. Gated side access to REAR on both sides.

As previously mentioned, the **WEST BACKING REAR GARDEN** measures approx. 60'. With a delightful parkland feel to it, the garden commences with raised decking area with steps down to stone shingle area, leading on to lawn with mature trees and shrub planting and pathways leading to secluded seating areas and sheds to remain. Gated side access to FRONT on both sides.





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.