

Grove Road, South Benfleet, SS7 1JJ



Guide Price £625,000

WILLIAMS & DONOVAN - are delighted to offer this spacious five bedroom detached house in a highly sought after location of South Benfleet. Positioned just 0.8 miles to Benfleet station this lovely home benefits from two reception rooms; five good size bedrooms; three bathrooms including en suite to main bedroom; spacious garage measuring nearly 30ft; 50ft rear garden and off road parking for up to four cars.

EPC: D, Our Ref: 14682



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PORCH Enter via UPVC double glazed door. Obscured double glazed window to front aspect. Tiled floor. Double glazed door to:

HALLWAY Skimmed ceiling. Radiator. Built in storage cupboard. Laminate flooring. Doors to:

GROUND FLOOR BATHROOM 8' 0" x 6' 7" (2.44m x 2.01m) Skimmed ceiling with inset spotlights. Obscured double glazed window to rear aspect. Panelled bath with shower attachment. Close coupled WC. Hand wash basin. Chrome heated towel rail. Airing cupboard housing hot water cylinder. Fully tiled. Extractor fan.

LOUNGE 27' 5" x 11' 4" (8.36m x 3.45m) Skimmed ceiling. Double glazed bay window to front aspect. Double glazed French doors to rear garden. Double glazed windows to rear aspect. Stairs to first floor accommodation. Feature fireplace with log burner. Radiator. Solid wood floor.



DINING ROOM 15' 0" x 11' 2" (4.57m x 3.4m) Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Laminate floor. Opening to:



KITCHEN 11' 7" x 8' 4" (3.53m x 2.54m) Skimmed ceiling. Double glazed window to side aspect. Double glazed door to rear garden. Range of base and eye level units. Roll edge work surfaces. One and a half sink/drainers. Space for cooker, washing machine and dishwasher. Tiled splashbacks. Concealed wall mounted boiler. Laminate wood floor.



LANDING Loft access. Radiator. Doors to:

BEDROOM ONE 15' 7" x 12' 1" reducing to 9' 9" (4.75m x 3.68m > 2.97m) Double glazed window to front aspect. Eaves storage. Radiator. Door to:



EN SUITE 5' 2" x 5' 0" (1.57m x 1.52m) Skimmed ceiling with inset spotlights. Obscured double glazed window to side aspect. Double shower cubicle with mixer shower. Close coupled WC. Hand wash basin with storage beneath. Fully tiled.

BEDROOM TWO 19' 6" x 8' 9" (5.94m x 2.67m) Double glazed window to side aspect. Double glazed velux window to rear aspect. Radiator.



BEDROOM THREE 15' 8" x 9' 4" reducing to 7' 3" (4.78m x 2.84m > 2.21m) Double glazed window to rear aspect. Radiator.



BEDROOM FOUR 9' 9" x 9' 4" (2.97m x 2.84m) Double glazed window to rear aspect. Radiator.



BEDROOM FIVE 12' 0" x 8' 0" (3.66m x 2.44m) Double glazed window to front aspect. Eaves storage. Radiator.

SHOWER ROOM 5' 0" x 4' 5" (1.52m x 1.35m) Skimmed ceiling. Shower cubicle with electric shower. Close coupled WC. Hand wash basin with storage beneath. Fully tiled.

FRONT Paved driveway for parking up to four cars. Stone shingle area. Flowerbed borders. Outside lighting.

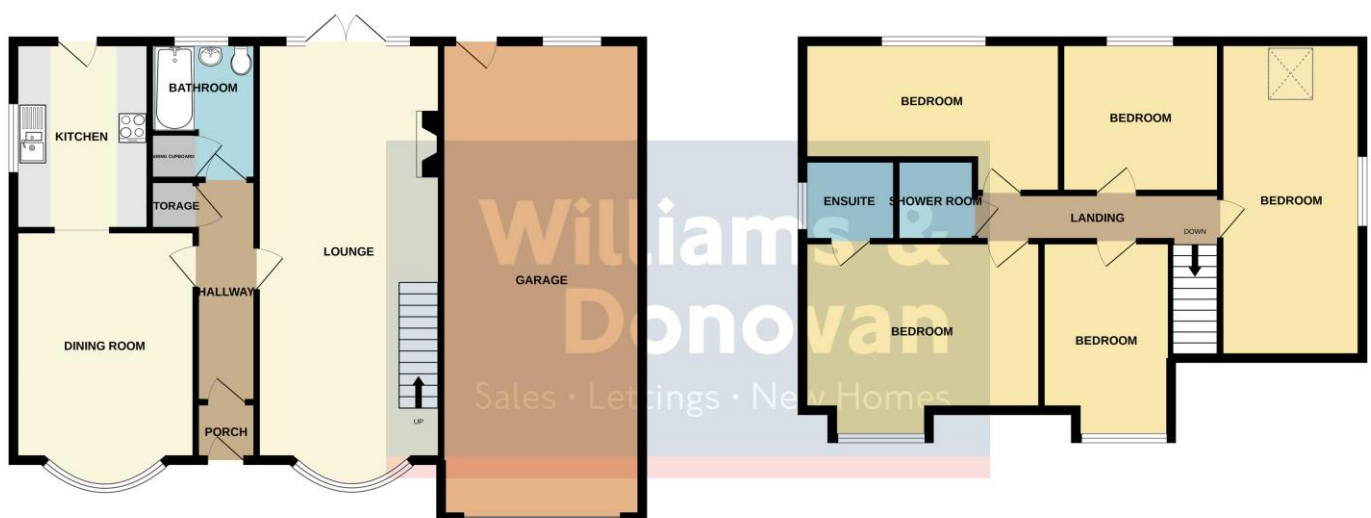
REAR GARDEN Approx. 50ft Paved patio area with step up to laid lawn area with mature shrub/tree borders. Brick built shed (power connected). Decking area. Greenhouse. Outside tap. Gated side access.



GARAGE 29' 9" x 12' 4" (9.07m x 3.76m) Up and over door. Power and lighting. Door to rear garden. Obscured double glazed window to rear aspect.

GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.

1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1805 sq.ft. (167.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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