

## Romsey Drive, Benfleet, SS7 5TU



### GUIDE PRICE £285,000

WILLIAMS & DONOVAN - within easy reach of major routes and Tarpots shopping facilities is this three bedroom semi-detached house. Whilst requiring some modernisation this property benefits from having a 20' 6" kitchen/family room; three double bedrooms; 14' 10" lounge; garage and is offered for sale with NO ONWARD CHAIN.

EPC rating - TBC. Our ref: 12616

**Directions:** Proceed from our office left along the High Road and continue to the junction with the A13 at Tarpots. Turn left onto the A13, London Road. Take the 3rd turning on the left, just before Sadlers Farm roundabout, into Romsey Road. Turn left into Romsey Drive 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 double glazed door to:

**PORCH 4' 7" x 4' 3" (1.4m x 1.3m)**

Obscure double glazed window to side aspect.  
Obscure glazed wooden door to:

**LOUNGE 14' 10" x 12' (4.52m x 3.66m)**

UPVC double glazed window to front aspect.  
Stairs to FIRST FLOOR ACCOMMODATION.  
Feature fireplace with gas fire inset. Double opening doors to:

**KITCHEN/FAMILY ROOM 20' 6" x 9' 3" (6.25m x 2.82m)**

UPVC double glazed window to rear aspect.  
UPVC double glazed door to rear providing access to LEAN TO. Further window to rear.  
Range of wall and base level units. Roll edged working surfaces. Tiled splash backs. Inset stainless steel sink with chrome mixer tap. Inset gas hob with extractor hood over. Built in double electric oven. Washing machine and fridge to remain. Part tiled floor. Walk in storage cupboard/pantry.



**LEAN TO 13' 10" x 7' 10" (4.22m x 2.39m)**

Double glazed windows to both flanks. Double glazed patio doors providing access to and overlooking REAR GARDEN.



**FIRST FLOOR LANDING**

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Doors to:

**BEDROOM ONE 12' x 9' 4" (3.66m x 2.84m)**

Skimmed ceiling. UPVC double glazed window to front aspect. Range of built in wardrobes and matching chest of drawers.



**BEDROOM TWO 14' 10" x 11' 4" (4.52m x 3.45m)** UPVC double glazed window to rear aspect. Built in storage cupboard.



**BEDROOM THREE 9' x 8' 10" (2.74m x 2.69m)**

Skimmed ceiling. UPVC double glazed window to front aspect.



**BATHROOM 6' 1" x 5' 7" (1.85m x 1.7m)**

Tiled ceiling. Obscure uPVC double glazed window to rear aspect. Two piece suite comprising panelled bath and pedestal mounted wash hand basin. Tiled walls.

**SEPARATE W/C**

Tiled ceiling. UPVC double glazed window to side aspect. Low level w/c. Tiled walls.

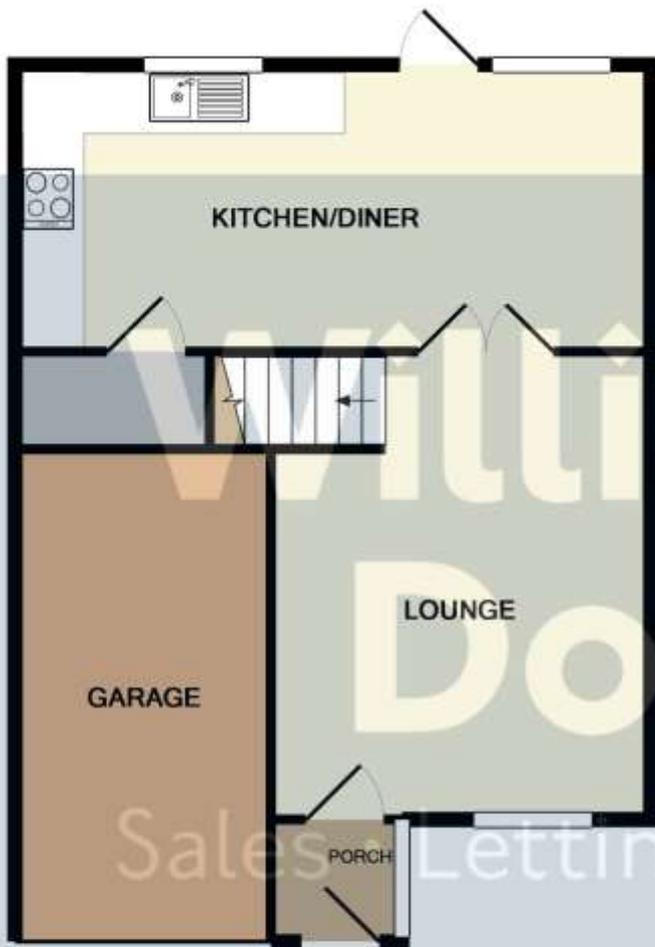
**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property, an independent driveway provides off street and access to **GARAGE**, with up and over door, power and lighting. Lawn area. Established flower beds and shrubs. Gated side access.

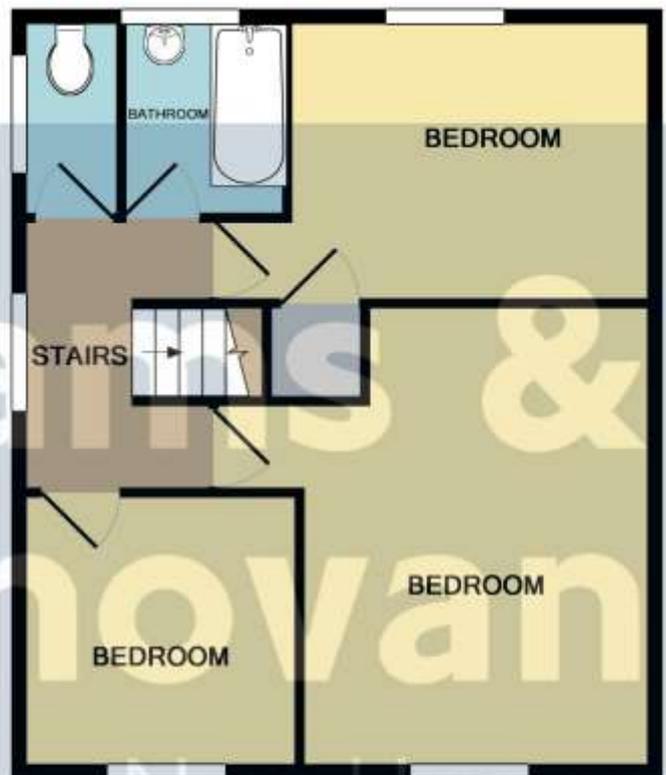
The **REAR GARDEN** measures approx. 30' and commences with concrete pathway. Mostly laid to lawn. Established flower beds. Paved

stepping stone pathway to rear. Fencing to all boundaries. Gated side access.





GROUND FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 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.