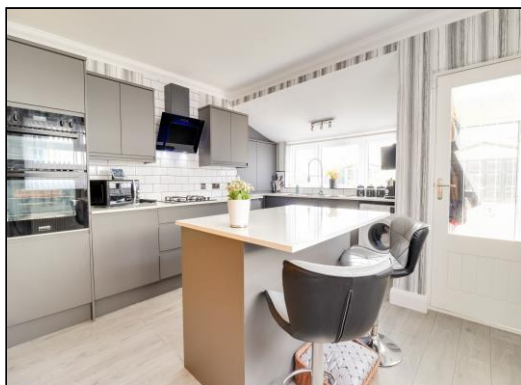


Appleton Road, South Benfleet, SS7 5DB



£450,000

WILLIAMS & DONOVAN - situated on the ever popular Jotmans estate, within easy reach of High Road schools, shops and facilities, just over a mile walk to Benfleet station is this two/three bedroom semi-detached chalet. This truly immaculate property benefits from occupying a 42' wide plot and benefits from having a spacious lounge; separate dining room; recently fitted kitchen/family room; two double bedrooms; detached double garage and 55' approx. West backing rear garden. EPC rating - E. Our ref: 11302

Directions: Proceed from our office left along the High Road. Continue across the mini roundabout towards Cemetery Corner. At Cemetery Corner take the 2nd turning on the left into Jotmans Lane. Take the 1st turning on the left into Appleton Road where the property can be found on the right hand side.

Tel: 01268 755252

www.williamsanddonovan.com



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Accommodation comprises:

Entrance via obscure uPVC double glazed lead light composite door to:

PORCH

Door to:

RECEPTION HALL

Coved and skimmed ceiling. Radiator. Archway to DINING ROOM. Doors to:

LOUNGE 24' 7" x 10' 10" (7.49m x 3.3m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. UPVC double glazed French style doors providing access to and overlooking REAR GARDEN. Two radiators.



DINING ROOM 14' 5" into bay x 11' 7" (4.39m x 3.53m)

Coved and skimmed ceiling. UPVC double glazed bay window to front aspect. Feature fireplace with electric fire insert. Radiator.



KITCHEN/FAMILY ROOM 14' x 12' 5" approx. (4.27m x 3.78m)

Partially coved and skimmed ceiling. Partial vaulted ceiling. Dual aspect uPVC double glazed windows to side and rear aspects. Glazed door to small porch area with obscure double glazed window to side aspect and double glazed door to rear. Recently fitted range of wall and base level units. Howdens sparkling white diamond laminate working surfaces. Inset stainless steel one and a half bowl sink with free standing jet spray mixer tap and glass drainer. Tiled splash backs. Inset gas hob with extractor hood over. Built in twin electric oven. Integrated dishwasher and fridge. Matching island with quartz working surface and breakfast bar with storage cupboards under. Radiator. Laminate wood effect flooring. Stairs to FIRST FLOOR ACCOMMODATION.

BEDROOM THREE/STUDY 9' x 5' 4" (2.74m x 1.63m)

Coved and skimmed ceiling. UPVC double glazed lead light window to front aspect. Radiator.



LUXURY SHOWER ROOM 8' 9" x 7' 2" (2.67m x 2.18m)

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to rear aspect. Three piece suite comprising enclosed dual flush w/c, vanity mounted wash hand basin with chrome mixer tap and shower cubicle with overhead rainmaker shower and detachable jet body spray. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.

FIRST FLOOR LANDING

Coved and skimmed ceiling. Doors to:

BEDROOM ONE 13' 10" x 11' 2" (4.22m x 3.4m)

Coved ceiling. UPVC double glazed lead light window to front aspect. Built in wardrobes. Radiator. Door to walk in attic measuring 9' 2" x 9'.



BEDROOM TWO 11' 2" x 10' 7" approx. (3.4m x 3.23m)

Coved ceiling. Double glazed window to rear aspect. Built in wardrobes. Radiator.



CLOAKROOM

Coved and skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Two piece suite comprising dual flush w/c and vanity mounted wash hand basin with chrome mixer tap. Chrome heated ladder style towel rail. Vinyl flooring.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a stone resin driveway provides off street parking for numerous vehicles with the remainder laid to lawn. Established flowers and shrubs. Double opening wrought iron gates to side providing access to GARAGE.

As previously mentioned, the **REAR GARDEN** is West backing and measures approx. 55' x 42', commencing with stone resin driveway providing access to GARAGE. Raised decking patio area. Mostly laid to lawn. Established flowers and shrubs. Further decking area to rear with rope balustrade.

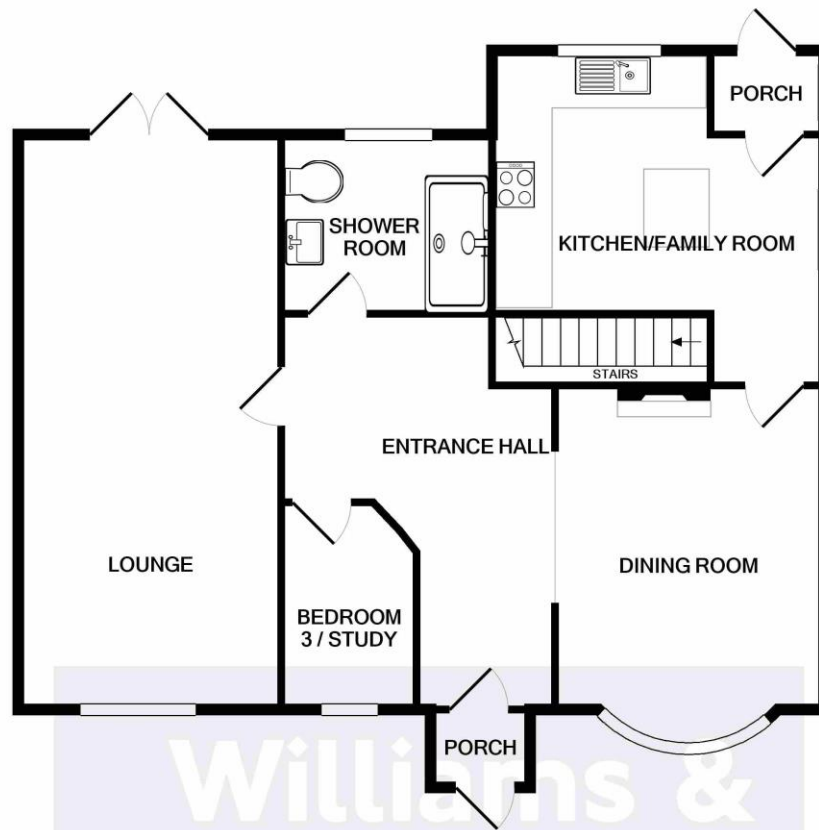
Fenced storage area. Summerhouse to remain.



DOUBLE GARAGE 28' x 17' (8.53m x 5.18m)

With up and over door. Obscure uPVC double glazed door to REAR GARDEN. Power and lighting.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.