

## Arundel Road, Benfleet, SS7 4EE



£300,000

WILLIAMS & DONOVAN - Offered for sale with NO ONWARD CHAIN is this two/three bedroom semi-detached chalet situated in the desirable dual catchment area for the OFSTED outstanding King John and Appleton Schools, and within easy reach of all local amenities. The property benefits from being recently refurbished, benefitting from having a modern fitted kitchen; conservatory; garage and South backing rear garden.

EPC rating - D. Our ref: 12758

**Directions:** Proceed from our office left along the High Road and continue to the traffic lights at the junction with the A13 at Tarpots. Continue across into Rushbottom Lane. Take the 2nd left, remaining on Rushbottom Lane. At the 2nd mini roundabout, turn right into Arundel Road, where the property can be found on the left hand side on the corner of The Lawns



Tel: 01268 755252 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

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Accommodation comprises:

Entrance via double glazed door to:

## **ENTRANCE HALL**

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate wood flooring. Doors to:

## **LOUNGE 15' x 12' (4.57m x 3.66m)**

Double glazed window to front aspect. Further obscure double glazed window to side. Skimmed ceiling. Feature sandstone gas fire place. Radiator.

## **KITCHEN 16' 5" x 8' 2" (5m x 2.49m)**

Double glazed window to rear aspect. Door to CONSERVATORY. Skimmed ceiling. Spotlight insets. Range of modern hi gloss base and eye level units. Roll edged working surfaces. Inset sink drainer with water filter tap. Space for range cooker with extractor fan over. Integrated appliances include fridge/freezer; dishwasher and wine cooler. Space and plumbing for washing machine. Under counter and plinth lighting. Under stairs storage cupboard. Tiled floor.



## **CONSERVATORY 14' 2" x 6' 10" (4.32m x 2.08m)**

Double glazed windows to rear and side aspects. Double glazed French style doors leading to REAR GARDEN. Radiator. Tiled floor.



## **DINING ROOM/BEDROOM THREE 9' 10" x 6' 7" (3m x 2.01m)**

Double glazed windows to side and rear aspects. Skimmed ceiling. Spotlight insets. Radiator.



## **FIRST FLOOR LANDING**

Skimmed ceiling. Loft access. Airing cupboard housing hot water cylinder. Doors to:

## **BEDROOM ONE 12' 1" x 11' (3.68m x 3.35m)**

Double glazed window to front aspect. Eaves storage. Radiator.



**BEDROOM TWO 10' 10" x 7' 7" (3.3m x 2.31m)**

Double glazed window to rear aspect. Eaves storage. Radiator.



**BATHROOM**

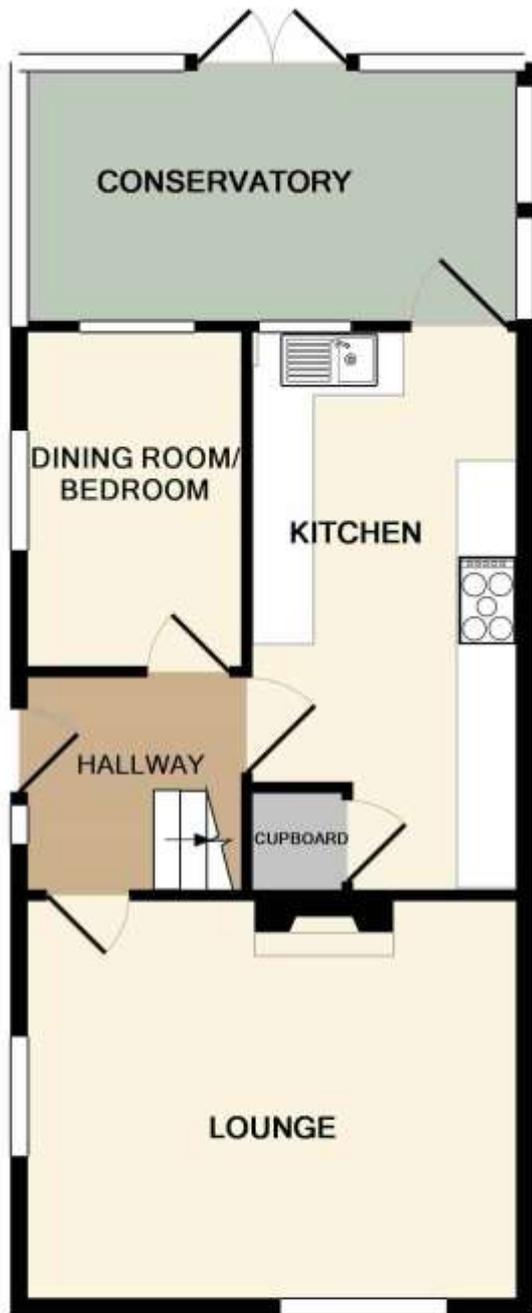
Obscure double glazed window to side aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and panelled bath with electric shower. Part tiled walls. Radiator.



**OUTSIDE OF PROPERTY:** To the **FRONT** of the property, an extensive paved driveway provides off street parking for up to three vehicles and access to **GARAGE**, with up and over door, power and lighting.

As previously mentioned, the **REAR GARDEN** is South backing. Measuring approx. 30' and commencing with deck area, leading to lawn. Shrub borders. Gated side access.





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.