

Peregrine Drive, South Benfleet, SS7 5EJ



£310,000

WILLIAMS & DONOVAN - situated in a popular South Benfleet residential location within easy reach of local schools, High Road amenities and Benfleet station is this two bedroom semi-detached house offered with NO ONWARD CHAIN. The property would make an ideal FIRST TIME BUY or BUY TO LET investment and benefits from having lounge measuring 15' 9"; kitchen/diner measuring 15'; 50' approx. rear garden; garage and off street parking for numerous vehicles. EPC rating - C. Our ref: 13842

Directions: Proceed from our office left along the High Road. Continue across at the mini roundabout. At Cemetery Corner, take the 1st turning on the left hand side into Benfleet Park Road and continue to the junction with Danesfield. Turn left onto Danesfield. At the end, turn right into Woodham Park Drive. Peregrine Drive is the 1st turning on the left.



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Accommodation comprises:

Entrance via solid wood door to:

ENTRANCE HALL

Opening to:

LOUNGE 15' 9" x 15' (4.8m x 4.57m)

Double glazed windows to front and side aspects. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Wall lighting. Door to:



KITCHEN/DINER 15' x 9' 7" (4.57m x 2.92m)

Double glazed windows to front aspect. Double glazed door to REAR GARDEN. Skimmed ceiling. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob. Built in electric oven and grill. Tiled splashbacks. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Radiator.



FIRST FLOOR LANDING

Double glazed window to side aspect. Loft access. Airing cupboard housing combi boiler. Laminate flooring. Doors to:

BEDROOM ONE 12' 3" x 11' 7" (3.73m x 3.53m)

Double glazed window to front aspect. Built in storage cupboard. Radiator.



BEDROOM TWO 13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to rear aspect. Radiator.



BATHROOM 7' 5" x 5' (2.26m x 1.52m)

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



GARAGE 17' x 8' 2" (5.18m x 2.49m)

With up and over door. Power and lighting.
Door to side. Window to side.

OUTSIDE OF PROPERTY:

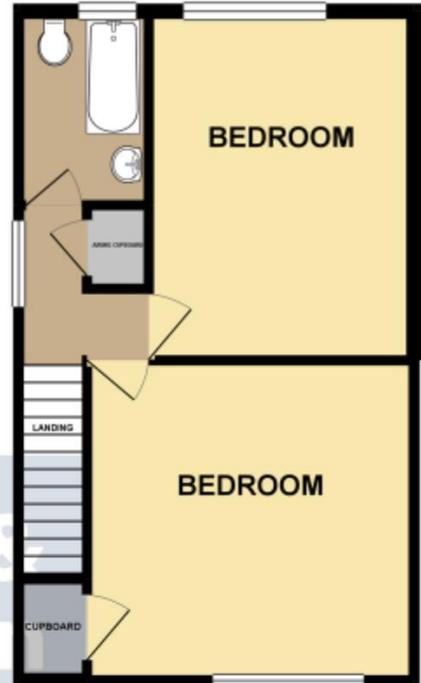
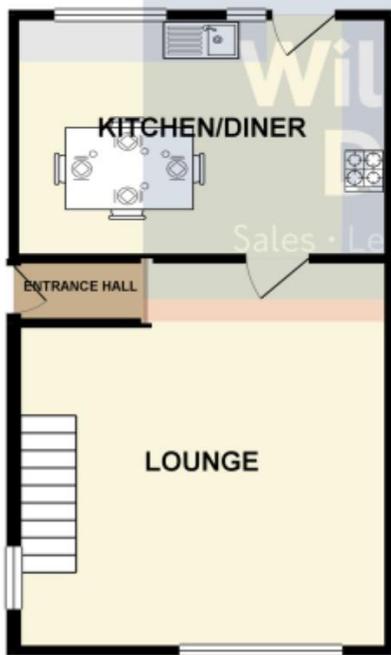
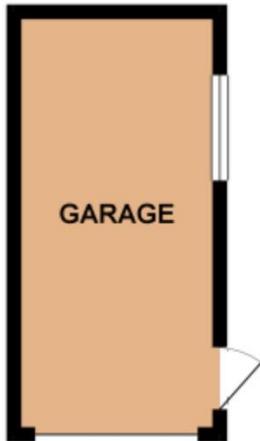
To the **FRONT** of the property, a driveway provides off street parking for numerous vehicles. The remainder is laid to lawn with mature shrubs.

The **REAR GARDEN** measures approx. 50' and commences with paved patio leading to lawn. Mature shrub and flower borders. Decking and seating area to the rear. Gated side access. Outside tap.



GROUND FLOOR 520.81 sq. ft.
(48.38 sq. m.)

1ST FLOOR 381.81 sq. ft.
(35.47 sq. m.)



TOTAL FLOOR AREA : 902.61 sq. ft. (83.86 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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