

## Granville Close, South Benfleet, SS7 1HR



**£450,000**

**WILLIAMS & DONOVAN** - situated in a quiet, desirable South Benfleet elevated cul-de-sac location with views to the front across towards the Estuary, within easy reach of High Road shops, schools and amenities and a mile and a half to Benfleet station, is this five/six bedroom detached property. This property requires modernisation but offers spacious and versatile accommodation spread over three floors, 60' x 55' rear garden and double garages. EPC rating - E. Our ref: 14070



**Directions:** Proceed from our office left along the High Road. Take the 2nd turning on the right into Thundersley Park Road and continue up the hill. Granville Close is the 4th turning on the right.

**Tel: 01268 755252**

**[www.williamsanddonovan.com](http://www.williamsanddonovan.com)**





# Granville Close, South Benfleet, SS7 1HR

Accommodation comprises:

Entrance via double glazed door to:

## PORCH

Windows to front and side aspects. Tiled floor. Obscure double glazed door with obscure side panels to:

## ENTRANCE HALL 12' 5" x 10' (3.78m x 3.05m)

Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Double glazed door to SIDE GARDEN. Doors to:

## BEDROOM FOUR 10' 3" x 9' 3" (3.12m x 2.82m)

Coved ceiling. Window to rear aspect. Radiator.

## BEDROOM FIVE 12' x 8' 9" (3.66m x 2.67m)

Coved ceiling. Window to front aspect. Radiator.

## FIRST FLOOR LANDING

Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

## KITCHEN/DINER 15' 2" x 13' 2" (4.62m x 4.01m)

Window to rear aspect. Range of base and eye level oak units, including glazed display units. Roll edged working surfaces. Inset one and a half sink bowl drainer with mixer tap. Inset ceramic electric hob with extractor fan over. Built in double oven. Integrated dishwasher. Integrated microwave. Integrated fridge/freezer. Door to:



## UTILITY ROOM 14' 2" x 6' (4.32m x 1.83m)

Window to side aspect. Double glazed door to front aspect. Range of base, eye level and full height units. Space and plumbing for washing machine. Space for tumble drier. Space for fridge/freezer. Free standing boiler, which the vendor advises is on a yearly service contract.

## BEDROOM TWO 14' 3" x 10' 10" (4.34m x 3.3m)

Coved ceiling. Window to rear aspect. Radiator.



## BEDROOM THREE 12' 10" x 11' (3.91m x 3.35m)

Coved ceiling. Dual aspect windows to front and side. Radiator.

## SITTING ROOM/BEDROOM 15' x 13' 2" (4.57m x 4.01m)

Coved ceiling. Dual aspect windows to front and side. Two radiators.



## BATHROOM

Obscure window to rear aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and panelled bath with shower over and sliding shower screen. Tiled walls. Radiator.

## SECOND FLOOR LANDING

Coved ceiling. Glazed door to BALCONY. Airing/storage cupboard. Radiator. Doors to:

## SPACIOUS LOUNGE 28' 9" x 13' 2" (8.76m x 4.01m)

Triple aspect with window to side and patio doors to BALCONIES at front and rear with glorious views



across Benfleet towards the Estuary. Raised hearth with shelving side, and electric fire inset and copper effect canopy. Low level radiators.



**BEDROOM ONE 29' x 10' 10" (8.84m x 3.3m)**

Coved ceiling. Windows to front and rear aspect. Fitted wardrobes. Radiator. Door to:



**ENSUITE**

Obscure window to side aspect. Four piece suite comprising low level w/c, pedestal mounted wash hand basin, panelled bath and shower cubicle.

**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property, a large, crazy paved driveway provides off street parking for numerous vehicles and access to DOUBLE GARAGES. Steps up to front door. Further steps up to UTILITY and STORAGE AREA. Lawn areas. Gated side access to REAR.

The **REAR GARDEN** measures approx. 60' x 55' and commences with crazy paved pathway with steps to patio. Raised flower beds. Further steps up to large lawn area. Established shrubs and trees. Rockery. Door to under house **STORAGE AREA measuring**

**13' x 9' 10"**. Steps down to gated side access to **FRONT**. Access to:



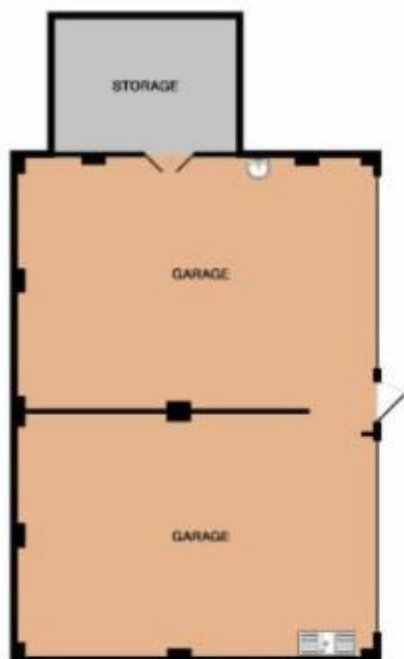
**SIDE GARDEN measuring 46' 9" x 17' 6"** with lawn and steps down to gated side access.



**DOUBLE GARAGES measuring 23' x 15' 8" and 23' x 16' 3"**. With electric up and over doors. Power and lighting. Water connection. Door to **STORAGE ROOM measuring 12' x 8' 9"** with restricted head room.

**Agent's Note:**

**The property is marketed for CASH BUYERS ONLY, as it has had historical structural issues, and needs to be monitored for 12 months to establish whether movement is progressive.**



GARAGE  
APPROX. FLOOR  
AREA 830 SQ.FT.  
(77.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 153 SQ.FT.  
(14.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1033 SQ.FT.  
(96.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 844 SQ.FT.  
(78.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3266 SQ.FT. (303.4 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinsex.co.uk](http://www.epcsinsex.co.uk)  
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