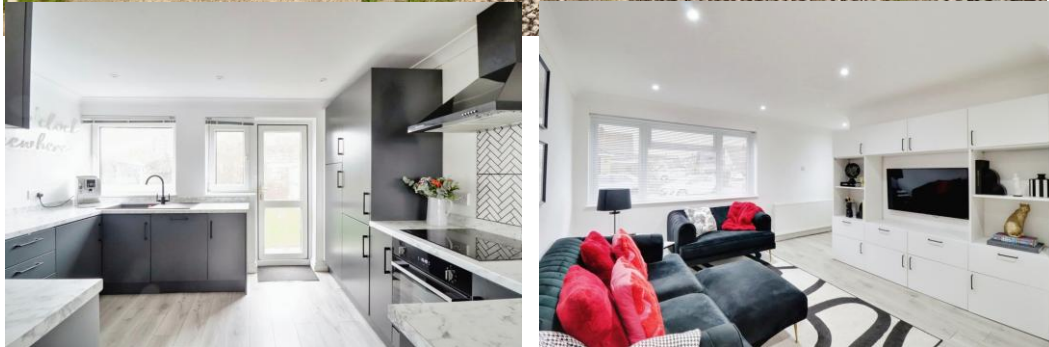


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Peregrine Drive, South Benfleet, SS7 5EJ



£365,000

Beautifully refurbished to a high standard by the current owners, this lovely two bedroom semi-detached house is situated in a quiet, popular South Benfleet cul-de-sac residential location, less than a mile from Benfleet station and within easy reach of High Road schools, shops and other amenities. The property benefits from having a 15' 9" lounge; modern fitted kitchen measuring 12' 4"; ground floor cloakroom; two double bedrooms; luxury fitted bathroom; approx. 40' rear garden; detached garage and off street parking for numerous vehicles. EPC rating - C. Our ref: 16034

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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Peregrine Drive, South Benfleet, SS7 5EJ

Accommodation comprises:

Entrance via obscure leadlight composite door to:

HALLWAY

Coved and skimmed ceiling with spotlight insets. Built in storage cupboard. Laminate wood effect flooring. Doors to:

GROUND FLOOR CLOAKROOM 9' 6" x 2' 6" (2.9m x 0.76m)

Coved and skimmed ceiling. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin. Towel rail. Laminate flooring.



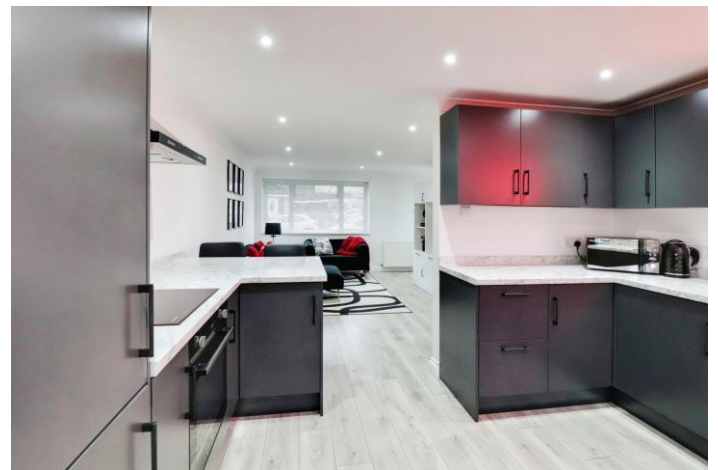
LOUNGE 15' 9" reducing to 12' 4" x 12' (4.8m > 3.76m x 3.66m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Further uPVC double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Opening to:



KITCHEN 12' 4" x 9' 7" (3.76m x 2.92m)

Coved and skimmed ceiling with spotlight insets. Two uPVC double glazed windows to rear aspect. UPVC double glazed door to REAR GARDEN. Range of modern wall, base and floor to ceiling units with roll edged working surfaces and matching upstands. Inset sink with matching mixer tap. Inset electric hob with extractor hood over, tiled splashback and electric oven under. Integrated dishwasher. Integrated fridge. Integrated freezer. Integrated washing machine. Electric plinth heater. Laminate wood effect flooring.



FIRST FLOOR LANDING:

Coved and skimmed ceiling. Loft access. UPVC double glazed window to side aspect. Built in storage cupboard. Doors to:

BEDROOM ONE 12' 4" x 11' 8" (3.76m x 3.56m)

Coved and skimmed ceiling. UPVC double glazed windows to front aspect. Built in storage cupboard. Radiator.



BEDROOM TWO 13' 5" x 9' 8" (4.09m x 2.95m)
Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BATHROOM 7' 6" x 5' (2.29m x 1.52m) Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c; vanity mounted hand wash basin with chrome mixer tap and panelled bath with rainmaker shower head over and detachable jet body spray. Part tiled walls. Chrome heated ladder style towel rail. Laminate tile effect flooring.



OUTSIDE OF PROPERTY:

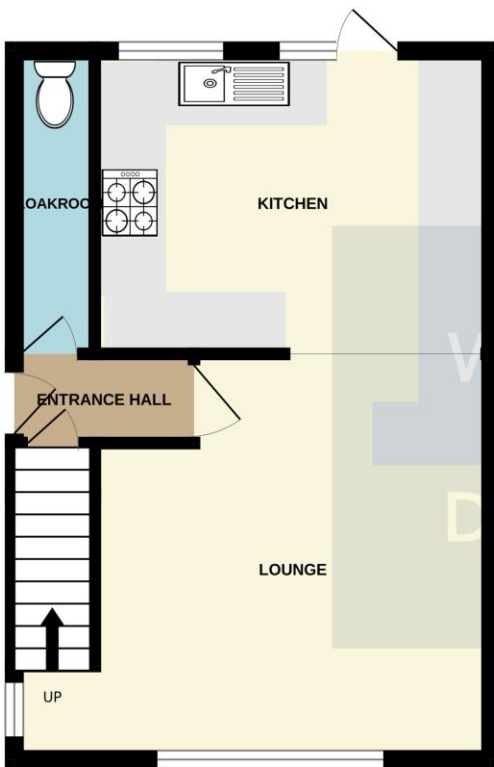
To the **FRONT** of the property, an independent driveway provides off street parking for numerous vehicles and access to **DETACHED GARAGE**. The remainder is laid to lawn. Gated side access.

The **REAR GARDEN** measures approx. 40' and commences with patio area leading to lawn. Fencing to all boundaries.

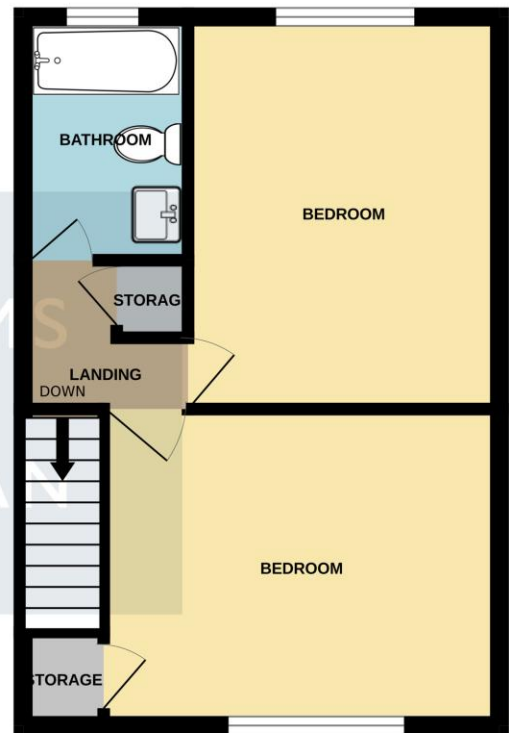


DETACHED GARAGE 17' x 8' 1" (5.18m x 2.46m)
With up and over door. Door and window to side aspect. Power and lighting.

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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