



60 Woodham Park Drive

**G R**  
GILBERT  
& ROSE



60 Woodham Park Drive  
Benfleet  
Essex  
SS7 5EP

Offers in excess of £325,000



This wonderful home is the ideal purchase for a young family looking to live in a fantastic location! Inside this lovely home you will find a spacious lounge, separate dining room, modern kitchen, immaculate bathroom and two double bedrooms. The exterior is also desirable with ample off street parking, garage for additional storage space and a great sized west facing rear garden which is the perfect place to relax in your downtime throughout the summer. Location wise, you will find yourself situated in a lovely neighbourhood close to excellent local amenities, a short walk from Benfleet Recreation Ground, a 12 minute walk to great shops and restaurants, an 10 minute walk from Benfleet station where you can catch the train to London in under an hour and a 30 minute walk Benfleet Downes which is ideal for long scenic walks all year round.



Entrance  
Door into:

Lounge  
16'0 x 16'2 (4.88m x 4.93m)  
Double glazed bay window to front, coved coricing to smooth ceiling with pendant lighting, feature electric fireplace, radiator, stairs leading to first floor landing, Amtico flooring, door to:

Dining Room  
7'9 x 9'9 (2.36m x 2.97m)  
Double glazed window to rear, coved coricing to smooth ceiling with pendant lighting, radiator, Amtico flooring, door to:

Kitchen  
8'3 x 9'9 (2.51m x 2.97m)  
Range of wall and base level units with roll top work surfaces above incorporating ceramic sink and drainer unit with zip tap, integrated oven, electric hob and



extractor unit over, integrated fridge freezer and washing machine, double glazed window to rear, double glazed door to rear leading to rear garden, coved cornice to smooth ceiling with pendant lighting, Amtico flooring.

#### First Floor Landing

Double glazed obscure window to side, smooth ceiling with pendant lighting, loft access, carpeted flooring, doors to:

#### Bedroom One

12'5" x 11'9" (3.80m x 3.59m)

Double glazed window to front, coved cornice to smooth ceiling with pendant lighting, built in wardrobes over stairs, fitted wardrobes, radiator, carpeted flooring.

#### Bedroom Two

9'7" x 12'11" (2.94m x 3.95m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bathroom

Three piece suite comprising panelled bath with rainfall shower over and held held attached, pedestal wash and basin, low level w/c, double glazed obscure window to rear, smooth ceiling with fitted spotlights, partially tiled walls, chrome heated towel rail, Amtico flooring.

#### Rear Garden

Slab paved seating area leading onto lawn, side gated access to front garden, access to garage.

#### Front Garden

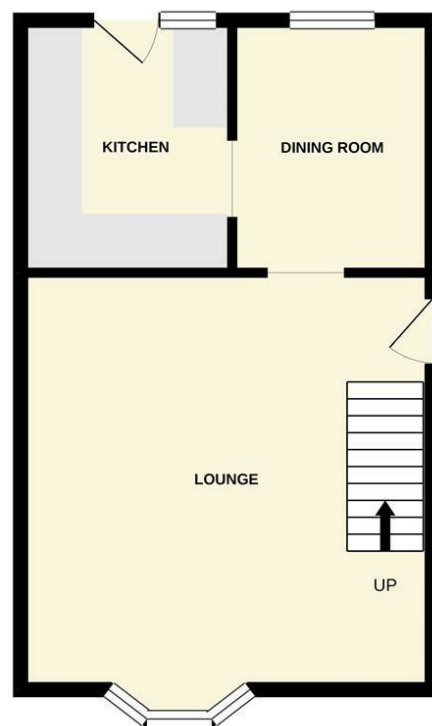
Hardstanding driveway providing off street parking for multiple vehicles, remainder laid to lawn, side gated access to rear garden, access to garage.

#### Garage

Up and over door.



GROUND FLOOR



1ST FLOOR



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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