

COUNTRYSIDE

ESTATES



15 Woodham Road, Benfleet, SS7 5DF

£540,000 Freehold

AN EXTENDED AND FULLY REFERBISHED 3/4 BEDROOM CHALET just a stones throw from Richmond Park and a 15 minute walk from Benfleet Station. This property offers open plan kitchen family room with modern fitted kitchen integrated appliances and quartz worktops, two reception rooms and utility room. To the first floor, three bedrooms with an en suite and walk-in-closet to the main as well as a family bathroom. Externally, this property provides off-street parking for several vehicles, a good sized garden with a block paved patio area with the rest laid to lawn.

This property has NO ONWARD CHAIN!

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Entrance Hall



Composite front door, window to front aspect, laminate flooring, smooth plastered ceiling, spotlights, radiators and power points.



Open Plan Kitchen / Family Room 27'7" reducing to 20'9" x 20'10" (8.41m reducing to 6.32m x 6.35m)



Bi-fold doors to rear aspect, laminate flooring, smooth plastered ceiling, spotlights, quartz worktops and splashback, waterfall island with AEG induction hob and extractor fan over. Handleless base and eye level units, 1 and a half ceramic sink with chrome mixer tap, AEG oven and combi microwave and grill, integrated dishwasher, fridge and freezer, radiators and power points.



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Reception Room Two / Bedroom Four 10'3" x 9'9" (3.12m x 2.97m)



Window to front aspect, laminate flooring, smooth plastered ceiling, spotlights, radiator, power points.

Ground Floor Cloakroom 5'0" x 3'2" (1.52m x 0.97m)



Reception Room One 14'4" into bay x 11'10" (4.37m into bay x 3.61m)



Obscure window to rear aspect, tiled flooring and half tiled walls, smooth plastered ceiling, spotlights, inset wash hand basin with chrome mixer tap, dual flush W.C, chrome heated towel rail, fuse box.

Utility Room 7'2" x 6'0" (2.18m x 1.83m)



Bay window to front aspect, laminate flooring, smooth plastered ceiling, spotlights, radiator, power points.

Half panelled door and window to side aspect, laminate flooring,

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smooth plastered ceiling, spotlights, quartz worktop with inset stainless steel sink and chrome mixer tap. Handleless base and eye level units, IDEAL combi boiler, space for washing machine and tumble dryer, radiator, power points.

Walk-In-Closet 6'0" x 4'11" (1.83m x 1.50m)
Carpet, smooth plastered ceiling, spotlights.

En Suite 6'5" x 5'6" (1.96m x 1.68m)

Landing



Carpet, smooth plastered ceiling, spotlights, radiator, power points.

Bedroom One 14'2" x 13'1" (4.32m x 3.99m)



Window to rear aspect, carpet, smooth plastered ceiling, spotlights, radiator, power points.



Obscure window to rear aspect, tiled flooring with partly tiled walls, smooth plastered ceiling, spotlights, vanity unit with inset wash hand basin and chrome mixer tap, corner shower cubicle with sliding glass doors and handheld chrome shower head, dual flush W.C and chrome heated towel rail.

Bedroom Two 10'2" x 9'2" (3.10m x 2.79m)



Window to front aspect, carpet, smooth plastered ceiling, spotlights, radiator and power points.

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Bedroom Three 11'7" x 7'9" (3.53m x 2.36m)



Window to front aspect, carpet, smooth plastered ceiling, spotlights, radiator and power points.



Family Bathroom 7'1" x 6'2" (2.16m x 1.88m)



Obscure window to side aspect, tiled flooring and partly tiled walls, smooth plastered ceiling, spotlights, vanity unit with inset wash hand basin and chrome mixer tap, panelled bath with chrome handheld shower above, dual flush W.C and chrome heated towel rail,

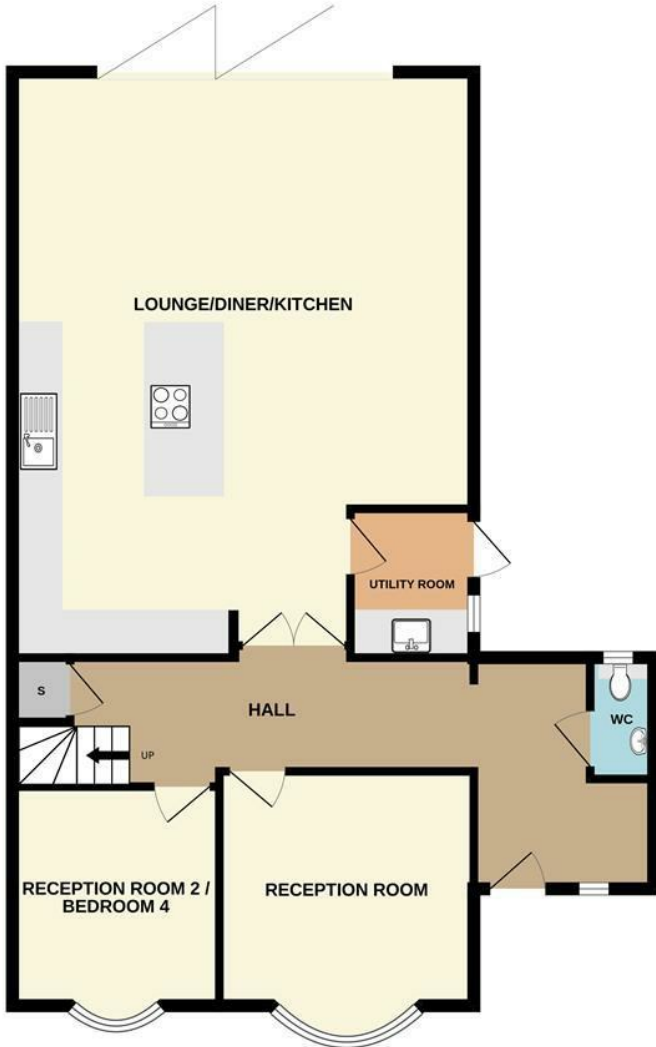
Rear Garden 55 max x 38 max (16.76m max x 11.58m max)

Side Garden 26 max x 20 max (7.92m max x 6.10m max)

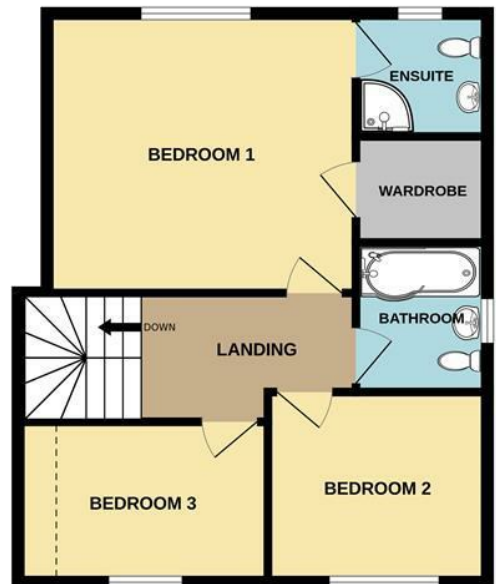
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
973 sq.ft. (90.4 sq.m.) approx.



1st Floor
529 sq.ft. (49.1 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1502 sq.ft. (139.6 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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