



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**45 Watlington Road, Benfleet, SS7 5DS**

**Guide Price £475,000 Freehold**

SITUATED ON THE POPULAR JOTMANS ESTATES A SPACIOUS CHALET OFFERING VERSATILE ACCOMMODATION. Large Lounge/Conservatory, good size Kitchen/Diner, Bedrooms to the ground floor and first floor, modern shower room W.C to the ground floor and family bathroom to the first floor. Landscaped garden with out buildings including large cabin and workshop etc Off street parking for several vehicles. Must be viewed internally to appreciate the accommodation this property has to offer.

## 45 Watlington Road, Benfleet, SS7 5DS

### Accommodation

Part glazed UPVC entrance door leading to:-

### T-shape Entrance Hall



Spacious entrance hall with wood laminate flooring, spindled stair case to first floor with storage area below, 2 radiators one with ornamental cover, coved and skimmed finish ceiling with inset lighting.

### Lounge/Conservatory 20'8 x 13'8 (6.30m x 4.17m)



Light and spacious room which originally was built as a conservatory but has now been insulated and boarded to create a lovely Lounge, French doors and full height glazed panels to sides, with fan light windows to rear and further high windows to both sides of the room. Wood laminate flooring, skimmed finish ceiling with inset lighting. Glazed double doors to Kitchen/Diner.



### Kitchen/Diner 21'8 x 11'3 (6.60m x 3.43m)



Fitted with a range of modern white gloss base and wall units, space for Range cooker, Integrated microwave, ample worksurfaces, breakfast bar, inset stainless steel one and a half bowl sink unit with mixer tap. Space and plumbing for dishwasher and washing machine. Concealed Potterton Gas central heating combi boiler, (approx two years old) Window to side, Dining area, paneling to dado height, radiator, wood laminate flooring to the Kitchen and Dining room, glazed double doors to Lounge.

# 45 Watlington Road, Benfleet, SS7 5DS



**Bedroom One 11'9 x 11'4 (3.58m x 3.45m)**



Bay window to front, fitted wardrobes to one wall, wood laminate flooring, radiator, coved and skimmed finish ceiling.

**Ground floor shower room**



**Bedroom Three 11'4 x 7'9 (3.45m x 2.36m)**



Window to side, wood laminate flooring, radiator, coved and skimmed finish ceiling.

Large walk in shower with curved glazed shower screen, Vanity unit with cupboards with granite shelf and rectangular wash hand basin with mirrored cabinet above, close coupled dual flush W.C. Dark grey towel rail/radiator. Tall white gloss unit. Fully tiled in shower, the remainder of walls are half tiled, skimmed finish ceiling with inset lighting, non slip vinyl flooring.

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## Bedroom/study 11'8 x 5'6 (3.56m x 1.68m)



Window to front, fitted wardrobes and shelving, carpet, radiator, coved and skimmed finish ceiling.

## Bedroom Four 13'4 x 8 (4.06m x 2.44m )



Window to front, Velux window to side, open wardrobe and shelving space in eaves, carpet, skimmed finish ceiling (some restricted head room)



## Landing

Velux window, large storage cupboard with shelving, skimmed finish ceiling with inset lighting. Doors to:-

## Bedroom Two 13'4 x 11'1 (4.06m x 3.38m)



Window to rear and Velux window, 2 eaves cupboards plus built in wardrobe and further storage cupboard, carpet, radiator.

## First floor Bathroom



White suite comprising panelled bath with shower over, pedestal wash hand basin with storage cupboard, dual flush W.C fully tiled walls, chrome heated towel rail/radiator. Obscure window to side, skimmed finish ceiling with inset lighting.

## Garden



Indian Sand stone patio with block paving to the side leading to

## 45 Watlington Road, Benfleet, SS7 5DS

7'5 wide side access to front with double gates, Astro turf lawn area with pergola to one side and garden pond, Decking area to rear with pergola and access to games room. 9'8 x 8'8 Garden storage shed with attractive grey exterior cladding, accessed via UPVC double glazed French doors, windows to side and rear and a fibreglass roof, power and light, door to partitioned area 8'8 x 7'8 with storage cupboards and UPVC double glazed window to side and large UPVC double glazed French doors to rear.



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Games Room 27'3 x 14'6 red 9' (8.31m x 4.42m red 2.74m)

Council Tax Band D



Timber construction with attractive external grey cladding to the exterior, 3 long UPVC double glazed windows to side looking over decking area and garden, skimmed finish ceiling with inset lighting, power points, woodgrain effect laminate flooring. Door to the rear of the cabin for external storage. French doors to decking area to the front.



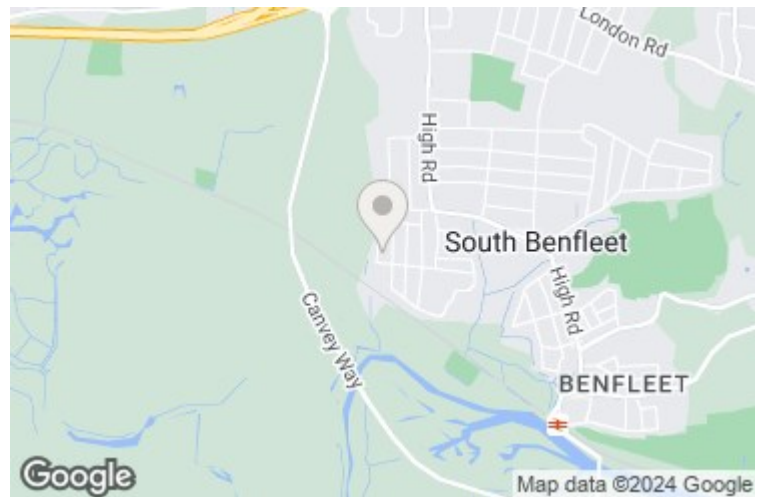
## Front



Front wall boundary with wrought iron single gate and bi folding wrought iron double gates. Paved driveway providing off street parking. Double gates providing side access to sideway. Established shrubs to one side of the driveway, external lighting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

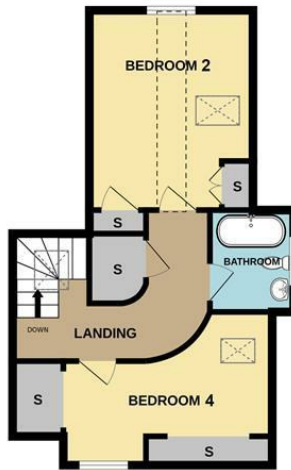
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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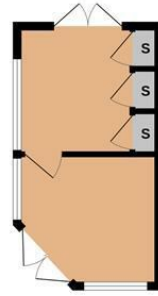
Ground Floor  
989 sq.ft. (91.9 sq.m.) approx.



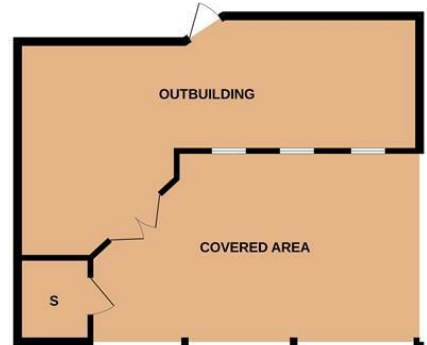
1st Floor  
452 sq.ft. (42.0 sq.m.) approx.



Summer House  
160 sq.ft. (14.9 sq.m.) approx.



Outbuilding  
582 sq.ft. (54.0 sq.m.) approx.



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TOTAL FLOOR AREA : 2183 sq.ft. (202.8 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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