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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Parkstone Avenue, Thundersley, SS7 1SR



Guide Price £550,000 - £575,000

A perfect blend of character and modern styles - this four bedroom detached house is situated in a desirable Thundersley cul-de-sac location, within easy walking distance of The King John School and Thundersley Glen, and close to local transport links. This property has been extensively refurbished and extended by the current owner and benefits from having a 25' kitchen/family room; study; four good sized bedrooms; utility; ensuite to bedroom four; West backing rear garden measuring approx. 50'; garage and off street parking. EPC rating - D. Our ref: 14538

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Accommodation comprises:

Entrance via obscure composite door to:

RECEPTION HALL 13' 9" x 2' 7" (4.19m x 0.79m)

Skimmed ceiling. Recessed cloaks area. Tiled floor. Door to:

LOUNGE 13' x 11' 4" (3.96m x 3.45m) Skimmed ceiling. Dual aspect uPVC double glazed windows to front and side aspects. Feature stained glass window to side aspect. Feature fireplace with open fire. Designer wall radiator. Engineered oak flooring.



STUDY 11' x 9' 8" (3.35m x 2.95m) UPVC double glazed window to front aspect with blinds to remain. Vintage post box inset into wall with rear opening. Radiator.



KITCHEN/FAMILY ROOM 25' 3" x 19' 7" reducing to 14' 1" (7.7m x 5.97m > 4.29m) Skimmed ceiling. Spotlight insets. Double glazed bi-folding door providing access to and overlooking REAR GARDEN. Two uPVC double glazed windows to side aspect. Three uPVC double glazed Velux windows to vaulted ceiling with fitted blinds. Range of base and eye level units. Quartz working surfaces. Matching upstands. Inset electric hob with extractor hood over and stainless steel splashback. Built in twin electric oven. Integrated microwave. Matching

island with quartz working surface, inset sink with chrome mixer tap and storage under. Breakfast bar with solid wood working surface. Integrated dishwasher. Three designer wall radiators. Karndean flooring.



UTILITY ROOM 10' 10" reducing to 5' 1" x 7' 2" (3.3m > 1.55m x 2.18m) Skimmed ceiling. Spotlight insets. UPVC double glazed lead light door to side providing access to REAR GARDEN. Range of base and eye level units. Square edged working surfaces. Tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Space and plumbing for washing machine. Wall mounted Ideal combination gas boiler, which we understand also supplies Ideal 240 litre pressurised water cylinder. Radiator. Karndean flooring.

GROUND FLOOR CLOAKROOM Skimmed ceiling. Obscure uPVC lead light window to side aspect. Two piece white suite comprising enclosed w/c and vanity wall mounted wash hand basin with chrome mixer tap. Built in storage cupboard. Part tiled walls. Tiled floor.

FIRST FLOOR LANDING Skimmed ceiling. Obscure window to side aspect. UPVC double glazed lead light window to front aspect. Built in storage cupboard housing Ideal 248 litre Megaflo pressurised hot water cylinder. Doors to:

BEDROOM ONE 13' x 11' (3.96m x 3.35m) Skimmed ceiling. Loft access hatch, with pull down loft ladder. (We understand the loft is part boarded) UPVC double glazed lead light window to front aspect. Radiator.



BEDROOM TWO 12' 2" x 8' 2" (3.71m x 2.49m) Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BEDROOM THREE 11' x 9' 8" (3.35m x 2.95m) Skimmed ceiling. UPVC double glazed lead light window to front aspect. Radiator.

BEDROOM FOUR 9' x 8' 7" (2.74m x 2.62m) Skimmed ceiling. Two uPVC double glazed lead light windows to rear aspect. Radiator. Door to:

ENSUITE SHOWER ROOM 8' 5" x 4' 1" reducing to 2' 7" (2.57m x 1.24m > 0.79) Skimmed ceiling. Obscure uPVC double glazed lead light window to rear aspect. Two piece white suite comprising vanity mounted wash hand basin with chrome mixer tap and shower cubicle with overhead rainmaker shower head and detachable jet body spray. Tiled with complementary ceramics. Chrome heated ladder style towel rail. Tiled floor.

FAMILY SHOWER ROOM 8' 8" x 6' 3" reducing to 4' 6" (2.64m x 1.91m > 1.37m) Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed lead light window to side aspect. Three piece suite comprising enclosed w/c, vanity mounted wash hand basin with chrome mixer tap and double walk in shower cubicle with overhead rainmaker showerhead and detachable jet body spray. Part tiled walls. Chrome heated ladder style towel rail. Tiled floor.

OUTSIDE OF PROPERTY: To the **FRONT** of the property, an independent driveway provides off street parking for two vehicles and access to **GARAGE**. Indian sandstone pathway to front door. Raised sleeper flower bed with established flowers and shrubs. Shingle area. Pathways to both sides with gates providing access to **REAR**. Vintage post box inset to front of property.

The **REAR GARDEN** is West backing and measures approx. 50'. Commencing with Indian sandstone paved patio. Raised sleeper lawn area (due to the time of year, the lawn will not be turfed as it is too dry but the current owner has had a quote of £4000 to fully rotivate and re-turf). Sleeper flower bed. Pedestrian access to **FRONT** at both sides.

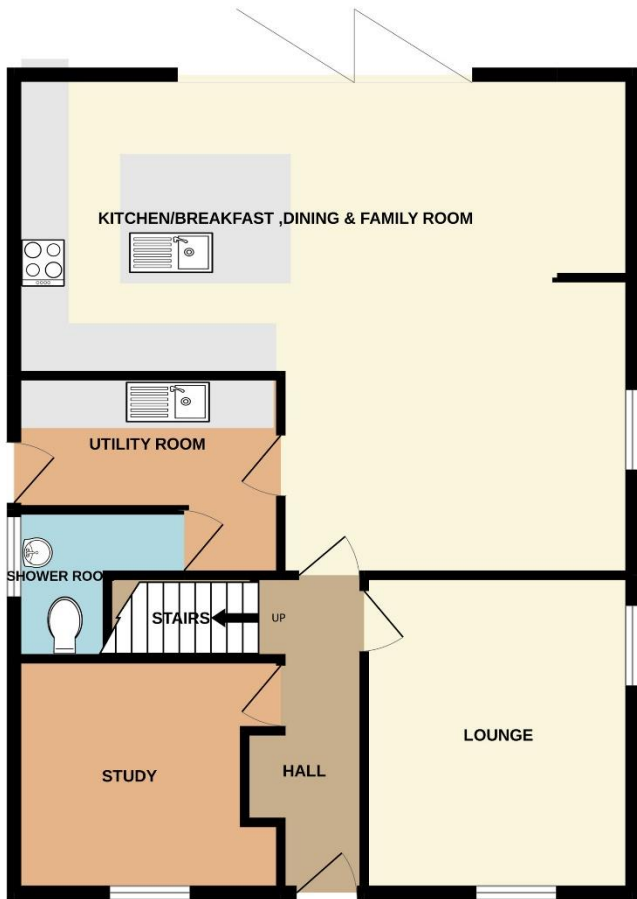


GARAGE 21' x 7' 9" (6.4m x 2.36m) With double opening doors. Stained glass window to side. Obscure uPVC double glazed door to side. Power and lighting.

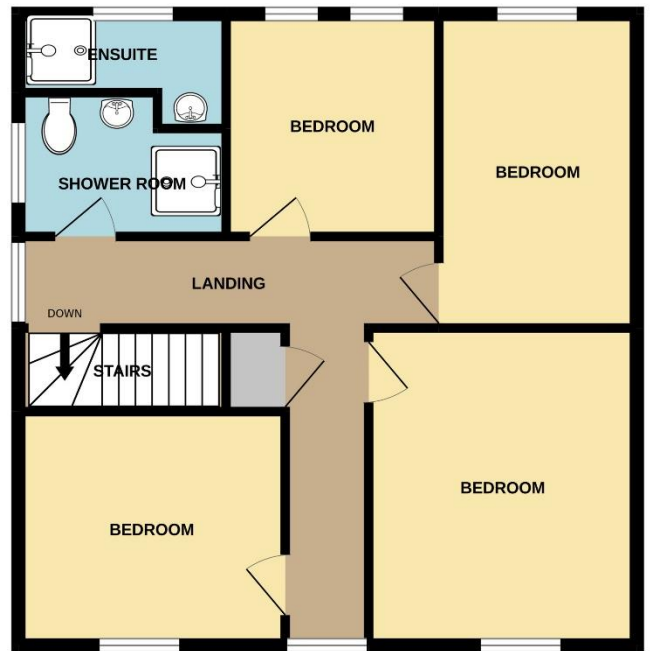
Agent's Note:

All the bedrooms have Cat6 cabling and points to mount TVs on walls, with power points and Cat6 cables into loft to media point.

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.
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