



STUART THOMAS
ESTATES



- LARGE FAMILY ACCOMMODATION
- SUPERB LOUNGE
- DINING ROOM
- WELL FITTED KITCHEN

21 Thundersley Church Road, Benfleet, Essex, SS7 3ES

Guide Price £400,000

GUIDE PRICE £400,000 to £425,000 MAKE SURE YOU VIEW THIS ONE! It's like a TARDIS! Immaculately presented chalet offering a LARGE LOUNGE, superb CONSERVATORY, DINING ROOM, WELL FITTED KITCHEN, GROUND FLOOR BEDROOM/DRESSING ROOM and a useful bathroom. Upstairs are the TWO DOUBLE BEDROOMS and SHOWER ROOM. Ample off street parking and a BEAUTIFUL GARDEN.



Property Description

GENERAL

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NB Originally the ground floor bedroom and dressing room were 2 separate rooms and 2 bedrooms could be reinstated if so desired.

ENTRANCE LOBBY

Double glazed entrance door leads to the entrance lobby. Obscure double glazed window to the rear. Tiled floor. A further double glazed door leads to the entrance hall.

ENTRANCE HALL

Stairs lead to the first floor. Double radiator. Under stairs storage cupboard.

LOUNGE

18' 4" x 12' 5" (5.6m x 3.8m) This very attractive room has double glazed sliding patio doors leading to the conservatory. Double glazed window to the rear. Double radiator and a vertical radiator. Picture rail. Coving.

DINING ROOM

15' 8" x 9' 10" (4.8m x 3.0m) Another good size room with two obscure double glazed windows to the side aspect. Radiator. Coving. Feature cast iron fireplace. Laminate flooring. Open to the:-





KITCHEN

12' 9" x 7' 10" (3.9m x 2.4m) Well fitted with a range of gloss white units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Wall mounted gas fired central heating boiler. Space for a slide in cooker with an extractor cooker hood over. Space and plumbing for a washing machine and dishwasher. Space for a tumble dryer and fridge freezer. Double glazed door and windows to the side. Two sun tunnels. Double radiator. Serving hatch to the Lounge. Vinyl flooring.



CONSERVATORY

16' 8" x 8' 2" (5.1m x 2.5m) This good size conservatory has double glazed french doors leading to the rear garden. Vinyl flooring.

GROUND FLOOR BEDROOM

9' 10" x 8' 2" (3.0m x 2.5m) With a double glazed lead light window with plantation shutters to the front. Double radiator. Coving. Open plan to the :-

DRESSING/SITTING AREA

9' 6" x 7' 10" (2.9m x 2.4m) Lead light double glazed window to the front with plantation shutters. Double radiator. Coving. Potential to convert back to two separate bedrooms.

GROUND FLOOR BATHROOM

With a 3 piece white suite comprising a low level wc vanity wash basin with cupboards under and a panelled bath with a mixer tap shower attachment and shower screen. Obscure double glazed window to the side. Radiator. Vinyl flooring.

BEDROOM ONE

18' 0" x 12' 5" (5.5m x 3.8 max L Shaped Double glazed

Approx Gross Internal Area
121 sq m / 1303 sq ft



window to the side. Velux style window to the rear. Coving. Built in airing cupboard.

BEDROOM TWO

16' 0" x 12' 5" (4.9m x 3.8 max L shaped) Double glazed window to the side. Velux style window to the front. Double glazed obscure window to the side. Access to the eaves. Double radiator.

SHOWER ROOM

With a 3 piece white suite comprising a low level wc vanity wash hand basin with a mixer tap and cupboards under. Corner shower. Double glazed obscure window to the side. Radiator. Coving. Vinyl flooring.

FRONT GARDEN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements