

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kings Park, Thundersley, SS7 3AY



£325,000

WILLIAMS and DONOVAN are pleased to offer for sale this two bedroom semi-detached bungalow situated in a sought after Thundersley location within easy reach of the schools, shops and restaurants on offer in Thundersley Village. The property benefits from being sold with NO ONWARD CHAIN and has two reception areas; conservatory; south backing rear garden; garage and off street parking for several vehicles.

Council Tax Band – C. EPC rating - D. Our ref: 14958

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Kings Park, Thundersley, SS7 3AY

Accommodation comprises:

Entrance via obscure uPVC double glazed lead light door to:

PORCH

Skimmed ceiling. UPVC double glazed window to side aspect. UPVC double glazed door to side. Further door to HALLWAY. Tiled floor.

HALLWAY

Loft access. Obscure uPVC double glazed lead light window to side aspect. Built in storage cupboard. Radiator. Doors to:

LOUNGE 14' x 12' 1" (4.27m x 3.68m)

UPVC double glazed patio doors to rear aspect. Brick built feature fireplace with electric fire insert. Radiator. Open plan to:



DINING AREA 8' x 7' 6" (2.44m x 2.29m)

UPVC double glazed window to rear aspect. Radiator.



KITCHEN 9' 6" x 7' 8" (2.9m x 2.34m)

Obscure uPVC double glazed lead light door to side aspect. UPVC double glazed lead light window to side aspect. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Space for gas cooker with extractor hood over. Inset white ceramic sink with chrome mixer tap. Space and plumbing for washing machine. Tiled walls. Vinyl flooring.

CONSERVATORY 10' 6" x 7' (3.2m x 2.13m)

UPVC double glazed conservatory. Door to side providing access to REAR GARDEN.



BEDROOM ONE 14' 8" x 10' 9" (4.47m x 3.28m)

UPVC double glazed lead light window to front aspect. Range of built in wardrobes. Radiator.



BEDROOM TWO 10' x 8' 8" (3.05m x 2.64m)

UPVC double glazed lead light window to front aspect. Built in wardrobes. Radiator.



SHOWER ROOM 8' 1" x 5' 7" (2.46m x 1.7m)

Skimmed ceiling. Spotlight insets. Two obscure uPVC double glazed lead light windows to side aspect. Three piece modern white suite comprising enclosed w/c, vanity mounted wash hand basin with chrome mixer tap and double walk in shower cubicle. Tiled walls. Chrome heated ladder style towel rail. Laminate tile effect floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawn area with retaining brick wall, wrought iron gate and pathway to front door. Independent driveway with double opening wrought iron gates to side providing off street parking for several vehicles and access to GARAGE.

The **REAR GARDEN** is South backing and measures approx. 25'. Commencing with paved path leading to lawn. Established flower beds and shrubs. The remainder is mostly laid to lawn. Shed to remain. Fencing to all boundaries.



GARAGE 17' 6" x 7' 10" (5.33m x 2.39m)

With double opening doors. Power and lighting. Three windows to side aspect.

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.