



STUART THOMAS
ESTATES



- QUIET CUL DE SAC LOCATION
- SOUTH FACING REAR GARDEN
- GARAGE
- AMPLE OFF STREET PARKING

41 Sayers, Benfleet, Essex , SS7 3RT

£375,000

Quietly located in this popular cul de sac within walking distance of Thundersley Village is this EXTENDED SEMI DETACHED BUNGALOW with a SOUTH FACING rear garden, Conservatory, Dining Room, Garage and Ample Off Street parking. This really is a delightful bungalow which must be viewed.



Property Description

ENTRANCE HALL

Entrance door with a stained glass lead light panel leads to the entrance hall. Coving. Radiator. Laminate flooring. Cupboard housing the electric meters.

LOUNGE

This attractive room has a feature fireplace with an electric coal effect fire. Three wall light points. Coving. Radiator. Double glazed French doors and side screen leads to the conservatory.

DINING ROOM

Off the kitchen with a double glazed window to the rear. Double radiator. Laminate floor. Double glazed door leads to the side. Coving.

KITCHEN

Well fitted with a range of units at eye and base level with work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine and a slide in cooker. Integrated fridge and freezer. Double radiator. Cupboard housing the gas fired combi central heating boiler. Double glazed window to the side. Tile effect flooring.

CONSERVATORY

Double glazed french doors lead to the rear garden. Wood effect flooring.

BEDROOM ONE

Double glazed lead light bay window to the front aspect. Double radiator. Laminate flooring. Coving. Inset ceiling spotlights.





BEDROOM TWO

Double glazed lead light window to the front. Radiator. Coving. Inset ceiling spotlights. Laminate flooring.

SHOWER ROOM

With a low level wc with a concealed cistern, vanity wash basin with cupboards under and a large walk in shower with seat and a grab rail. Heated towel rail. Double glazed obscure window to the side. Coving. Inset ceiling spotlights. Extractor fan.

GARAGE

Detached with an up and over door. Twin wrought iron gates lead to the front garden. Block paved driveway. External water supply.

FRONT GARDEN

This good size front garden provides ample parking for several vehicles via a block paved driveway. Raised flower borders. Twin wrought iron gates lead towards the garage.

REAR GARDEN

This neat SOUTH FACING rear garden is laid to lawn. Slate area leads from the conservatory. Further patio. Screen fencing. Shrub borders. Pergola. Garden shed and greenhouse. Potting shed at the rear of the garage with patio style sliding doors.

GENERAL NOTES

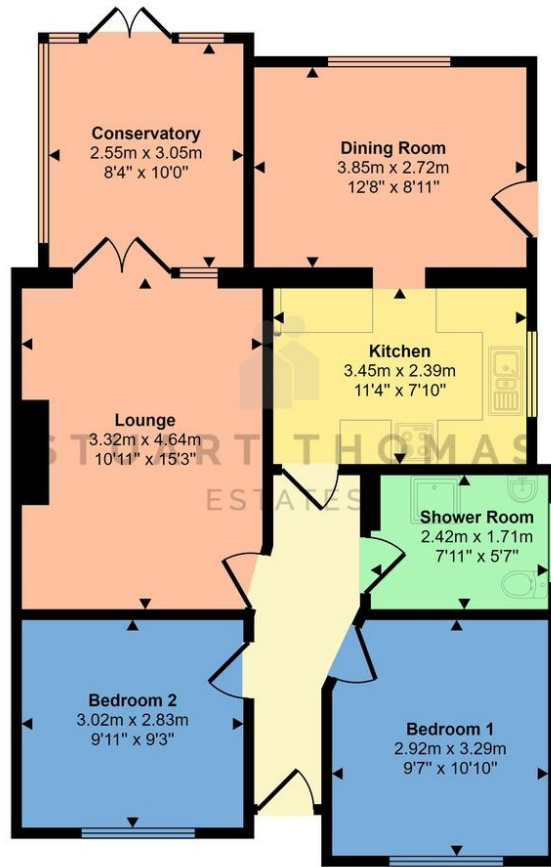
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area
74 sq m / 793 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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