

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Malyons, Thundersley, Benfleet, SS7 1TU



£375,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this three bedroom semi-detached house situated in a pleasant Thundersley turning, within easy reach of The King John School and Thundersley Glen. The property requires a little updating but benefits from having two reception rooms; ground floor cloakroom; three double bedrooms; garage with off street parking for three vehicles and a West backing rear garden measuring approx. 80'.

Council Tax Band – D. EPC rating - TBC. Our ref: 15363

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Accommodation comprises:

Entrance via double glazed patio door to:

PORCH

Double glazed windows to front and side aspects. Tiled floor. Solid wood door to:

HALLWAY

Obscure window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Storage cupboard housing boiler. Radiator. Solid wood flooring. Doors to:

LOUNGE 17' 8" x 10' 6" (5.38m x 3.2m)

Window to rear aspect. Feature fireplace. Radiator. Doors to DINING ROOM and:



LEAN TO 9' 7" x 6' 10" (2.92m x 2.08m)

Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Tiled floor. Door to:



CLOAKROOM

Obscure double glazed window to rear aspect. Low level w/c and corner hand wash basin. Space and plumbing for washing machine. Tiled floor.

KITCHEN 9' 10" x 9' 7" (3m x 2.92m)

Double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Space for cooker with extractor hood above. Space for fridge/freezer. Part tiled walls. Understairs storage cupboard. Radiator. Opening to:

DINING ROOM 14' 7" x 9' 7" reducing to 7' 2" (4.44m x 2.92m > 2.18m)

Double glazed patio door to REAR GARDEN. Glass block window to side. Radiator.



FIRST FLOOR LANDING

Double glazed window to front aspect. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 12' 2" x 11' 5" (3.71m x 3.48m)

Loft access. Double glazed window to rear aspect. Built in wardrobes. Radiator.



BEDROOM TWO 11' 5" x 9' 8" (3.48m x 2.95m)

Double glazed window to front aspect. Built in wardrobes. Radiator.



BEDROOM THREE 9' 1" x 8' 10" (2.77m x 2.69m)
 Double glazed window to rear aspect. Pedestal hand wash basin. Radiator.



BATHROOM 8' 4" x 5' 6" (2.54m x 1.68m)
 Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Radiator. Part tiled walls.



OUTSIDE OF PROPERTY:

Driveway providing off street parking for three vehicles and access to GARAGE. Shrub and flower bed borders.

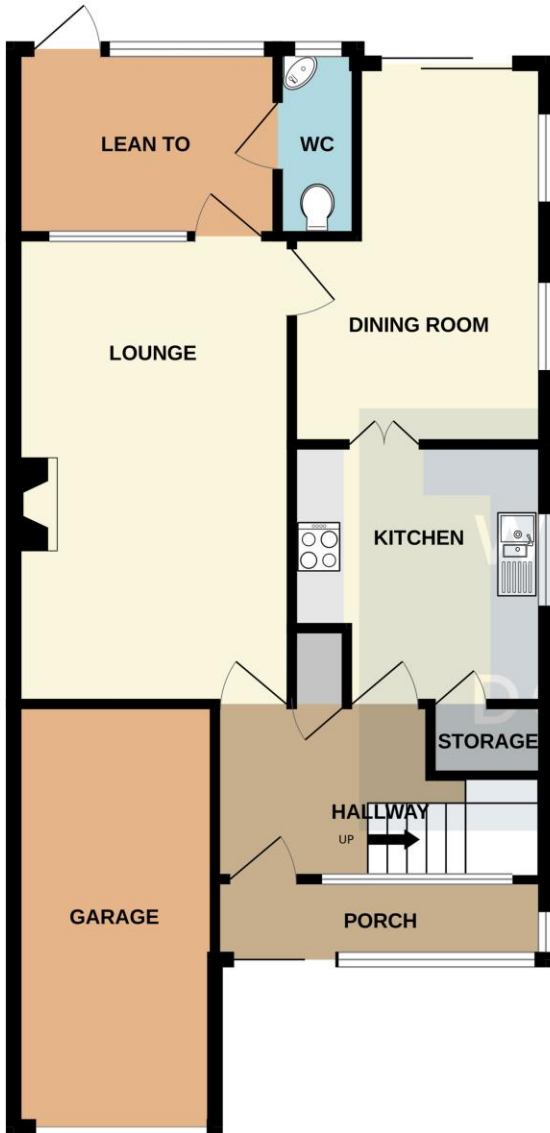
The **REAR GARDEN** measures approx. 80' and is West backing. Commencing with patio area leading to lawn. Mature shrub borders. Gated side access. Outside tap.



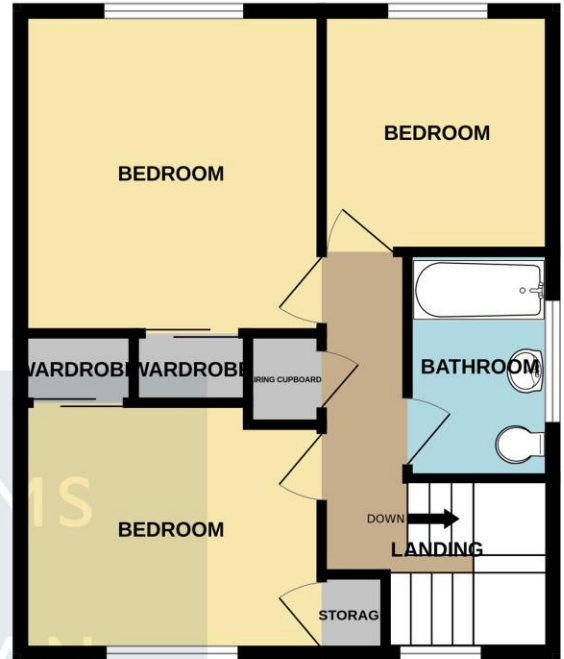
GARAGE 16' x 8' (4.88m x 2.44m)

With electric roller shutter door. Power and lighting. Double glazed window to side aspect.

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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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