

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Prittle Close, Thundersley, Benfleet, SS7 3YR



GUIDE PRICE £400,000 - £425,000

We are pleased to offer for sale this immaculately presented three bedroom semi-detached house situated in a quiet cul-de-sac location backing fields leading to West Wood, and within easy reach of various local schools, Hadleigh Town Centre, major routes and the Virgin Gym. This spacious property benefits from having a fabulous, modern kitchen/diner opening onto a large conservatory; separate lounge; three good sized bedrooms; a beautifully landscaped rear garden and off street parking for two/three vehicles. Council Tax Band - C. EPC rating - D. Our ref: 15621

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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Prittle Close, Thundersley, Benfleet, SS7 3YR

Accommodation comprises:

Entrance via uPVC double glazed door to:

RECEPTION HALL

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Karndean flooring. Door to:

LOUNGE 15' 5" x 13' 7" (4.7m x 4.14m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Feature fireplace. Large built in storage cupboard. Double opening doors to:



KITCHEN/DINER 23' 6" x 17' 2" (7.16m x 5.23m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Double glazed door to REAR GARDEN. Fitted with a modern range of base and eye level units and square edged working surfaces. Inset sink with chrome mixer tap. Inset electric hob with extractor hood over and electric oven under. Integrated dishwasher. Integrated fridge/freezer. Integrated washer/dryer. Open plan to:



CONSERVATORY 12' 4" x 7' 7" (3.76m x 2.31m)

Double glazed windows to all sides. Double opening doors leading to REAR GARDEN. Radiator.



FIRST FLOOR LANDING

Storage cupboard. Doors to:

BEDROOM ONE 12' 7" x 9' 3" (3.84m x 2.82m)

Coved and skimmed ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM TWO 13' 2" x 9' (4.01m x 2.74m)

Coved and skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM THREE 8' 6" x 7' 5" (2.59m x 2.26m)

Coved and skimmed ceiling. Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Coved and skimmed ceiling. Obscure double glazed windows to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower over. Chrome heated towel rail.

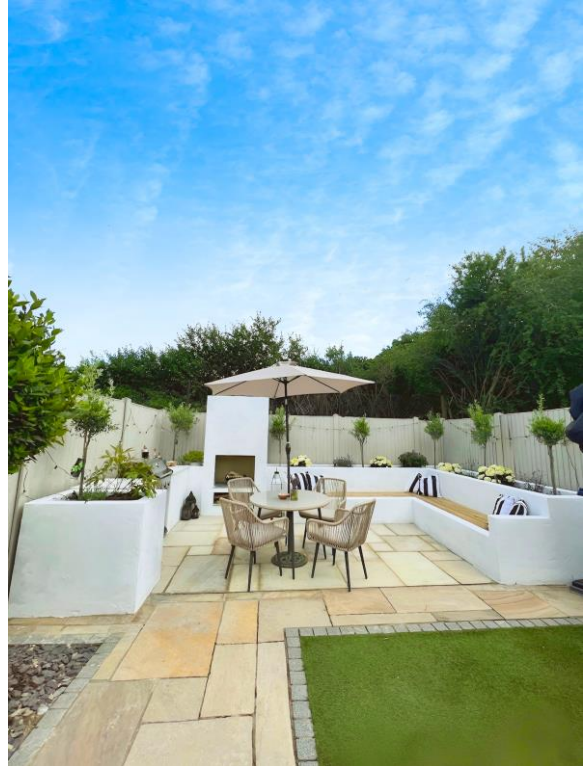


OUTSIDE OF PROPERTY:

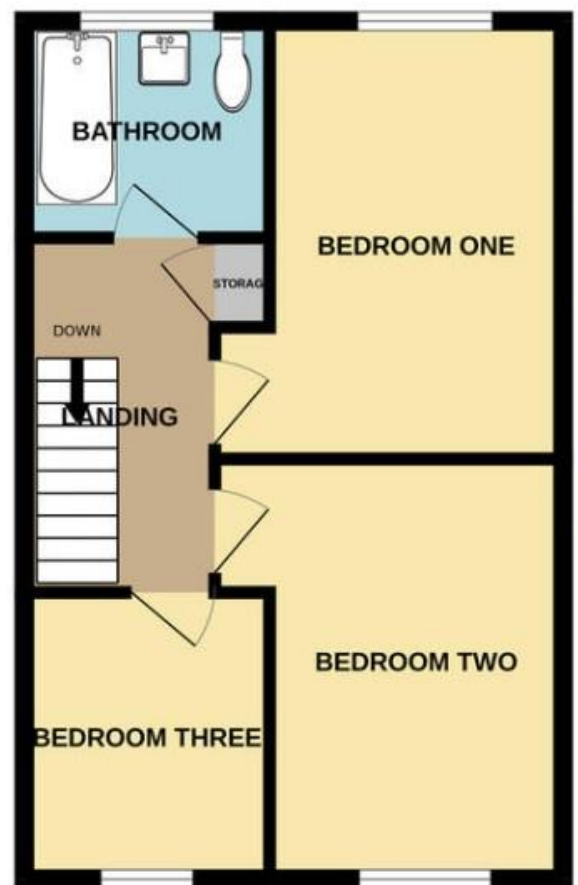
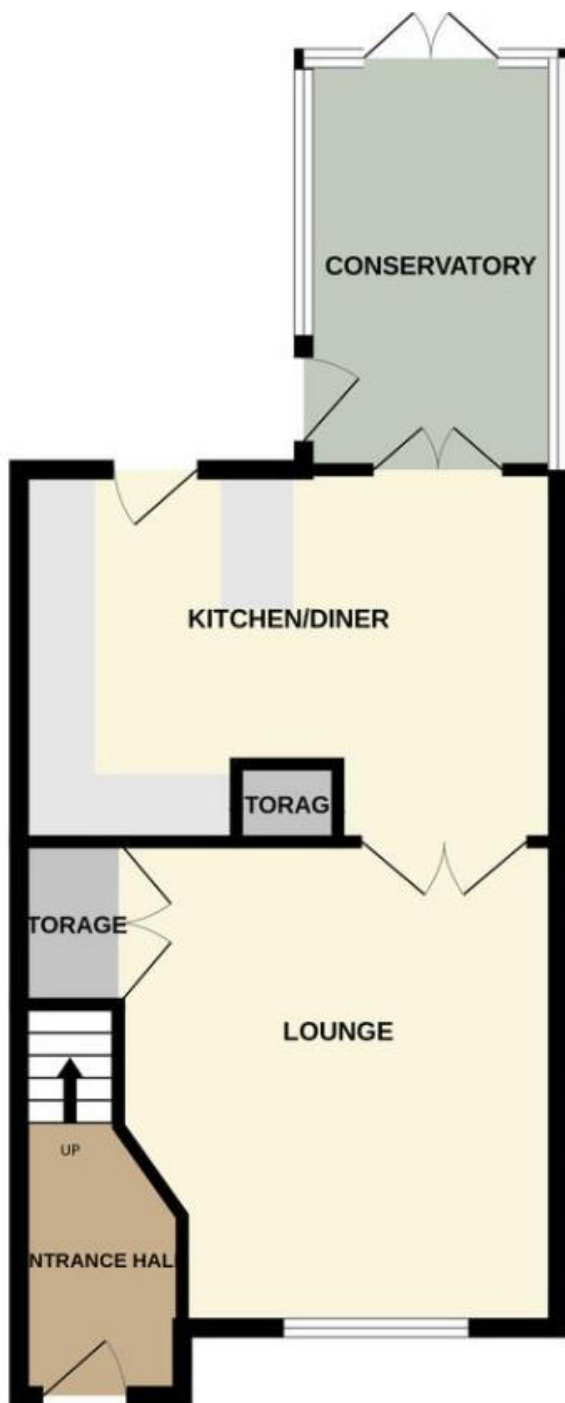
To the **FRONT** of the property is a large block paved driveway providing off street parking for two/three vehicles. Various flower beds with mature shrubs. Gated side access.

The low maintenance landscaped **REAR GARDEN** measures approx. 47' and commences with Indian sandstone paving leading to artificial lawn and further Indian sandstone patio with seating area and raised

flower beds with mature planting. Quartz marble outdoor kitchen. Wood burning fire. Fencing to all sides.



Agent's Note: We understand from the Vendors that the boiler is 2 weeks old and has a 10 year guarantee.



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.