

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Common Lane, Thundersley, Benfleet, SS7 3RY



**GUIDE PRICE £375,000 - £400,000**

We are delighted to offer for sale with NO ONWARD CHAIN, this two bedroom detached bungalow situated in a desirable Thundersley location, looking directly over Thundersley Common Park and within easy reach of the many amenities on offer in Thundersley Village. The property benefits from having a 15' 1 lounge; kitchen measuring 11'; conservatory; two double bedrooms; 50' South backing rear garden; garage and off street parking. EPC rating - E. Our ref: 15428

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

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Accommodation comprises:

Entrance via obscure glazed door to:

## HALLWAY

Picture rail. Dado rail. Radiator. Built in storage cupboard. Doors to:

## LOUNGE 15' 1" x 11' 8" (4.6m x 3.56m)

Two windows to rear aspect. Door to CONSERVATORY. Feature fireplace. Radiator.



## KITCHEN 11' x 9' (3.35m x 2.74m)

Obscure window to side aspect. Further obscure window to rear aspect. Door to CONSERVATORY. Base and eye level units with roll edged working surfaces. Matching upstands. Inset stainless steel sink drainer with chrome mixer tap. Space for electric cooker. Space for washing machine. Space for tumble dryer. Space for fridge and freezer under counter. Vinyl floor.



**CONSERVATORY 12' 7" x 7' 9" (3.84m x 2.36m)** Part brick, part uPVC double glazed conservatory. Door to side providing access to REAR GARDEN. Radiator. Tiled floor.



**BEDROOM ONE 15' 0" x 11' 7" (4.57m x 3.53m)** Window to front aspect. Range of built in wardrobes. Radiator.



**BEDROOM TWO 10' 8" x 10' 6" (3.25m x 3.2m)** Bay window to front aspect. Radiator.



**SHOWER ROOM 7' 9" reducing to 5' 5" x 6' 6" (2.36m > 1.65m x 1.98m)**

Obscure window to side aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle with electric wall mounted shower. Panelled walls. Chrome heated ladder style towel rail. Vinyl floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property are double opening wrought iron gates leading to driveway providing off street parking. The remainder is laid to lawn. Further gate to **GARAGE**. Gated side access to **REAR GARDEN**.

The **REAR GARDEN** is South backing and measures approx. 50'. Commencing with paved patio area leading to lawn. Pergola at rear of garden. Workshop/shed to remain. Gated side access.



**GARAGE 16' 5" x 8' 4" (5m x 2.54m)**

With double opening doors.

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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.