

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lewes Way, Thundersley, Benfleet, SS7 3RZ



£375,000

Situated in a popular Thundersley residential location, within short walking distance of Thundersley Common Park and easy reach of Thundersley Village, is this two bedroom semi-detached bungalow. The property benefits from having a spacious lounge measuring 21' 2"; two good sized bedrooms; low maintenance rear garden with summerhouse; garage and a large frontage providing off street parking for numerous vehicles or motor home. EPC rating - F. Our ref: 15366

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Lewes Way, Thundersley, Benfleet, SS7 3RZ

Accommodation comprises:

Entrance via obscure glazed door to:

HALLWAY

Skimmed ceiling. Loft access hatch. Radiator. Doors to:

LOUNGE 21' 2" x 11' 2" (6.45m x 3.4m)

UPVC double glazed window to front aspect. Radiator. Wall mounted electric fire. Open plan to:



KITCHEN 11' 8" reducing to 6' 8" x 10' 6" (3.56m > 2.03m x 3.2m)

Skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed door to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer with chrome mixer tap. Inset induction hob with extractor hood over and twin electric ovens under. Integrated dishwasher. Integrated fridge. Newly fitted Ideal combination gas boiler.



BEDROOM ONE 11' 3" x 10' 8" (3.43m x 3.25m)

Skimmed ceiling. UPVC double glazed windows to front and side aspects. Radiator.



BEDROOM TWO 10' x 7' 3" (3.05m x 2.21m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Radiator.



BATHROOM 6' 8" x 5' 7" (2.03m x 1.7m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising low level w/c, wall mounted hand wash basin and panelled bath with chrome shower mixer tap. Part tiled walls. Radiator.



OUTSIDE OF PROPERTY:

The **FRONT** measures approx. 36' and comprises a large driveway providing ample off street parking for numerous vehicles, caravan or motorhome, and access to **GARAGE**.

The **REAR GARDEN** measures approx. 25' and commences with paved patio leading to lawn. Shingle flower bed. Concrete base suitable for hot tub.



SUMMERHOUSE 10' 4" x 9' 6" (3.15m x 2.9m)

Door and window to side aspect. Power and lighting.

GARAGE 16' 9" x 12' (5.11m x 3.66m)

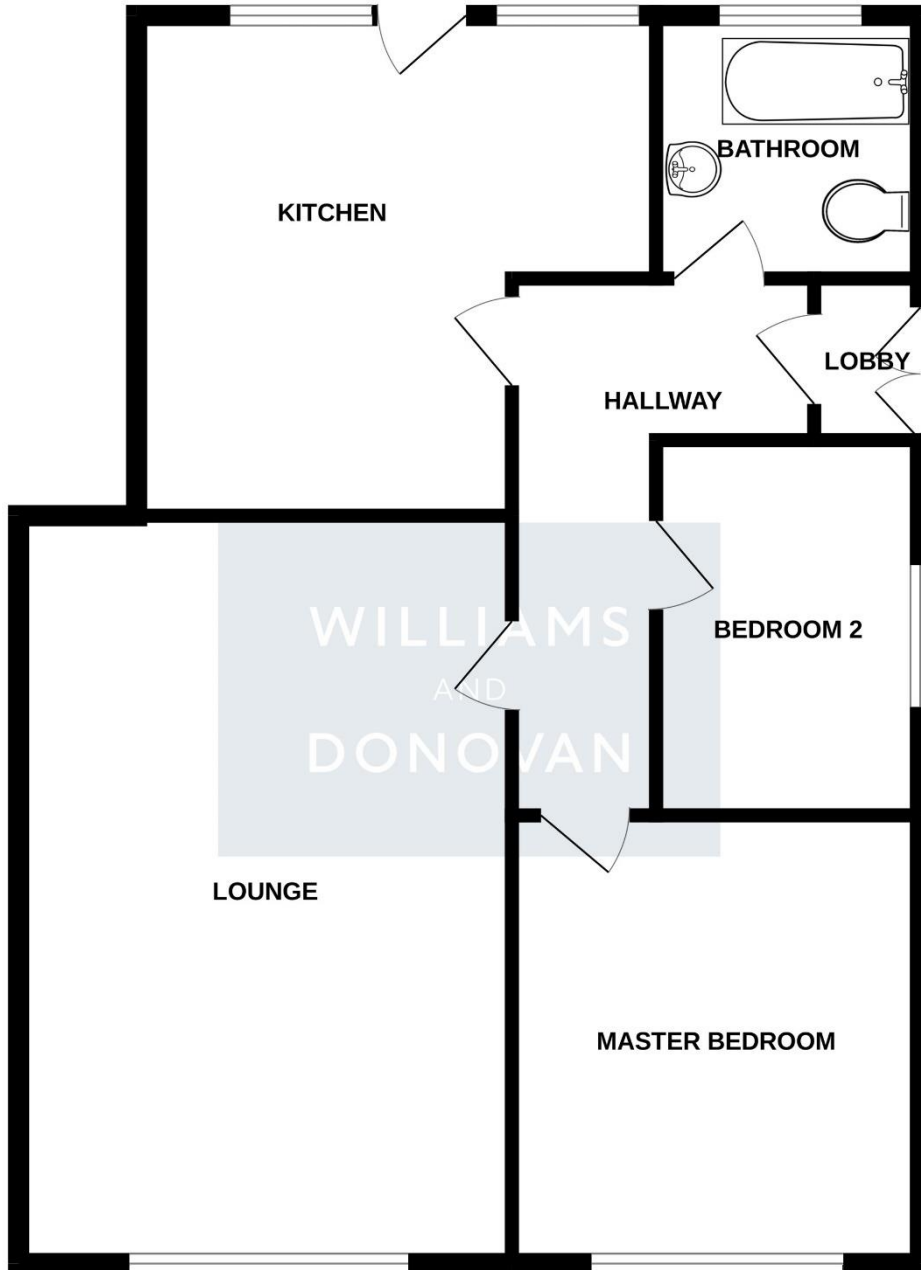
Currently being used as a utility room. Double opening doors to front. Further door to side leading to **REAR GARDEN**. Window to side aspect. Water connection. Power and lighting.

Agent's Note:

The hot tub is available under separate negotiation.



GROUND FLOOR



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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