



STUART THOMAS  
ESTATES



- UNIQUE OPPORTUNITY WITH HUGE POTENTIAL
- SEMI RURAL SETTING
- EASY REACH OF LOCAL AMENITIES AND SCHOOLS
- ▲ EXTENSIVE WRAP AROUND

## Eaton Cottage , The Chase, Thundersley , Essex, SS7 3DF

Guide Price £695,000

Escape to the Country! A rare opportunity to acquire a DETACHED COTTAGE set in approximately 1/3rd of an acre of gardens within easy reach of Thundersley Village and Seevic College. There will be NO ONWARD CHAIN.





## Property Description

### ENTRANCE HALL

Double glazed entrance door with glazed panels leads to the entrance hall. Stairs lead to the first floor with a cupboard under. Dado rail. Radiator.

### LOUNGE

Large double glazed lead light bay window to front. Feature wooden fire surround with an electric coal effect fire. Serving hatch to kitchen. Exposed beams to ceiling. Dado rail. Two double radiators. Three wall light points.

### LOBBY

Off the kitchen with a double glazed door and window to the side.

### KITCHEN

Lead light double glazed window to the rear. A range of wood units at eye and base level with ample work surfaces over. Space and plumbing for a washing machine and other appliances. Vinyl flooring,  
**Single drainer stainless steel sink unit.**

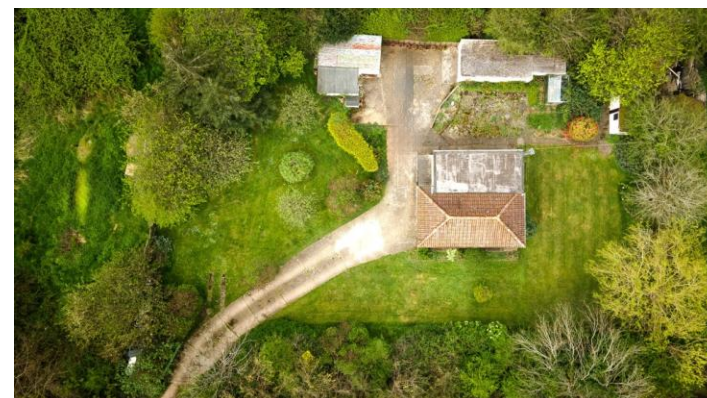
### Arch to:

### DINING ROOM

Double glazed sliding doors leading to garden. Double radiator. Dado rail. Open plan to the kitchen.

### BEDROOM ONE

Good size main bedroom with a double glazed lead light window to the front aspect. Fitted sliding mirrored wardrobe. Radiator. Coving.







#### BEDROOM TWO

Another good size room with a lead light double glazed window to front. Radiator. Access to loft.

#### BEDROOM THREE

Lead light double glazed window to the side. Radiator.

#### BATHROOM

With a low level wc wall mounted wash basin, bath with mains shower and mixer tap with additional shower attachment. Double glazed window to the rear. Radiator. Extractor fan. Part tiled. Airing cupboard housing the gas fired central heating boiler.

#### W.C.

With a low level wc. Lead light double glazed window to the rear.

#### GARDEN

Set on a good size plot believed to measure approximately 145' x 100' which is well screened with a variety of well established trees and shrubs. Ample parking for several vehicles. Crazy paved patio. Shed and greenhouse. External water supply. Remainder laid to lawn.

#### GARAGES

There are two detached garages one with an adjacent storage area attached.

#### GENERAL

Tenure Freehold

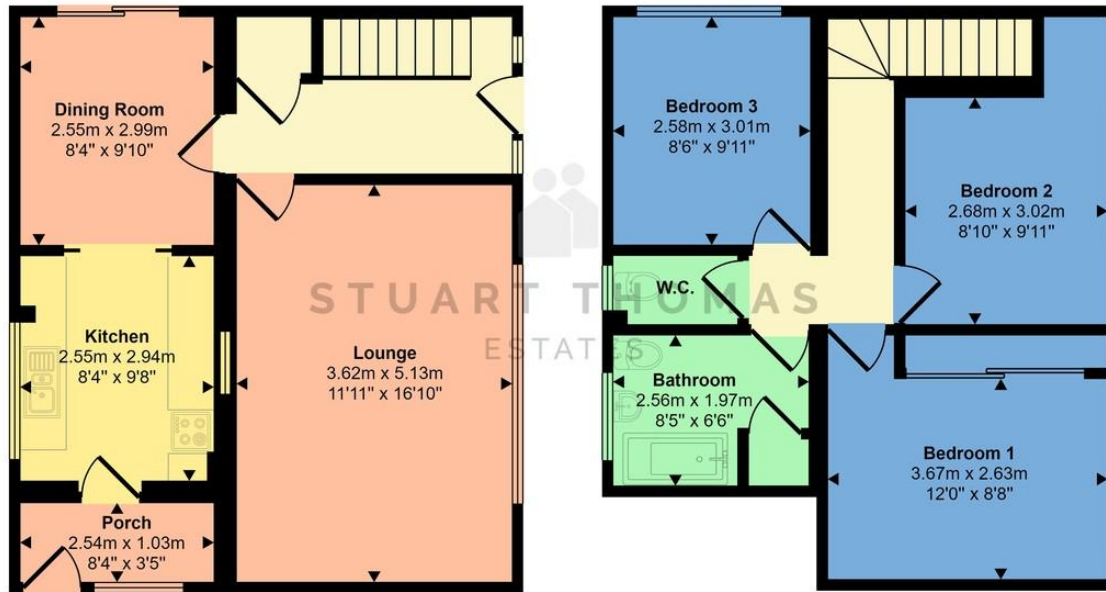
Castle Point Borough Council

Council Tax Band E

NB This property is situated in Green Belt Land.



Approx Gross Internal Area  
92 sq m / 986 sq ft



Ground Floor  
Approx 48 sq m / 513 sq ft

First Floor  
Approx 44 sq m / 473 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-10	G		

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