



STUART THOMAS  
ESTATES



- LARGE SOUTH FACING GARDEN
- WELL FITTED KITCHEN
- CONSERVATORY
- UTILITY ROOM

33 Parkfields, Thundersley, Essex, SS7 3YU

Guide Price £350,000

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## Property Description

### AGENTS NOTE

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### ENTRANCE HALL

Composite entrance door with lead light stained glass panels leads to the entrance hall. Wood flooring. Carpeted stairs lead to the first floor. Dirt attracting mat. Radiator. Part glazed door leads to the Lounge.

### LOUNGE

This very attractive good size room has sliding double glazed patio doors leading to the conservatory. Double glazed window to the front. Wood flooring. Coving. Double radiator.

### KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Circular sink unit with a single drainer and mixer tap. Extractor cooker hood. Larder cupboard. Double glazed window to the side with a double glazed door leading to the rear garden. Double radiator. Tiled flooring. Under stairs storage cupboard. Coving. Inset ceiling spotlights.

### CONSERVATORY

Overlooking the rear garden with twin double glazed French doors leading to the rear garden. Wood flooring.

### UTILITY ROOM

Double glazed window to the side. Space and plumbing for a





washing machine and tumble dryer. Wall mounted gas fired central heating boiler. Radiator. Tiled floor.

#### LANDING

Access to the loft. Built in storage cupboard.

#### BEDROOM ONE

Double glazed window to the front. Radiator. Coving.

#### BEDROOM TWO

Double glazed window to the rear. Radiator.

#### BEDROOM THREE

Double glazed window to the front. Radiator. Coving. Built in storage cupboard.

#### BATHROOM

3 piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath with a mixer tap and independent shower and screen. Double glazed obscure window to the rear. Inset ceiling spotlights. Tiled floor. Fully tiled all visible walls. Heated towel rail.

#### REAR GARDEN

This good size SOUTH FACING rear garden is well established with a variety of trees and shrubs. Lawn. Side access to the front. External water supply.

#### AGENTS NOTE

Unallocated parking is available in nearby parking bays.

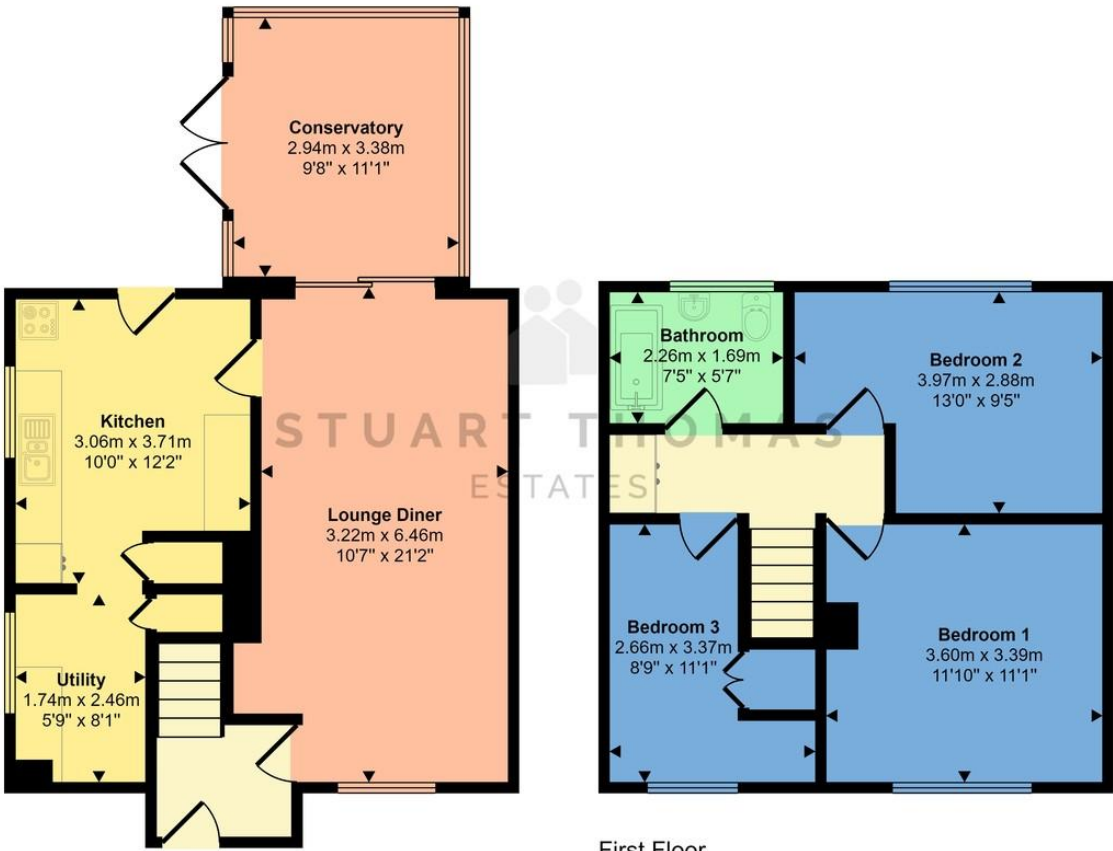
#### GENERAL

Tenure Freehold

Castle Point Borough Council



Approx Gross Internal Area  
94 sq m / 1009 sq ft



Ground Floor  
Approx 53 sq m / 568 sq ft

First Floor  
Approx 41 sq m / 441 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		