

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Thundersley Park Road, South Benfleet, SS7 1ET



£425,000

WILLIAMS and DONOVAN are pleased to offer for sale this lovely three bedroom semi-detached chalet bungalow situated in a desirable South Benfleet location, close to High Road schools, shops and amenities and a mile from Benfleet station. This immaculate property benefits from having a lounge measuring 15' 6"; conservatory; two first floor bedrooms; modern shower room; off street parking for three vehicles and a 70' Southerly backing rear garden. EPC rating - D. Our ref: 10815

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

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# Thundersley Park Road, South Benfleet, SS7 1ET

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Skimmed ceiling. Double glazed window to rear aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Two radiators. Laminate flooring. Solid oak doors to:



## LOUNGE 15' 6" into bay x 12' (4.72m x 3.66m)

Skimmed ceiling with spotlight insets. Double glazed bay window to front aspect. Feature fireplace with log burner. Ornate radiator. Laminate flooring.

## KITCHEN 10' 1" x 9' (3.07m x 2.74m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Range of base and eye level units with stone effect roll edged working surfaces. Inset ceramic one and a half bowl sink drainer. Inset 4 ring gas hob with extractor chimney over and electric oven under. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Tiled splashbacks. Tall designer radiator. Laminate flooring. Double opening doors to:



## CONSERVATORY 12' 5" x 11' max. (3.78m x 3.35m)

Double glazed windows to side and rear aspect. Double glazed French style doors providing access to REAR GARDEN. Laminate flooring with underfloor heating.



## GROUND FLOOR BEDROOM 12' x 10' 1" (3.66m x 3.07m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Radiator.



## GROUND FLOOR SHOWER ROOM 8' reducing to 6' 2" x 6' 9" (2.44m > 1.88m x 2.06m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspects. Fitted with a modern three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Heated towel rail. Tiled splashbacks.



### FIRST FLOOR LANDING

Skimmed ceiling. Double glazed Velux window to front aspect. Eaves storage. Doors to:

### BEDROOM ONE 15' 2" x 8' 8" (4.62m x 2.64m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Radiator.



### BEDROOM TWO 10' 3" x 9' 9" (3.12m x 2.97m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Radiator.

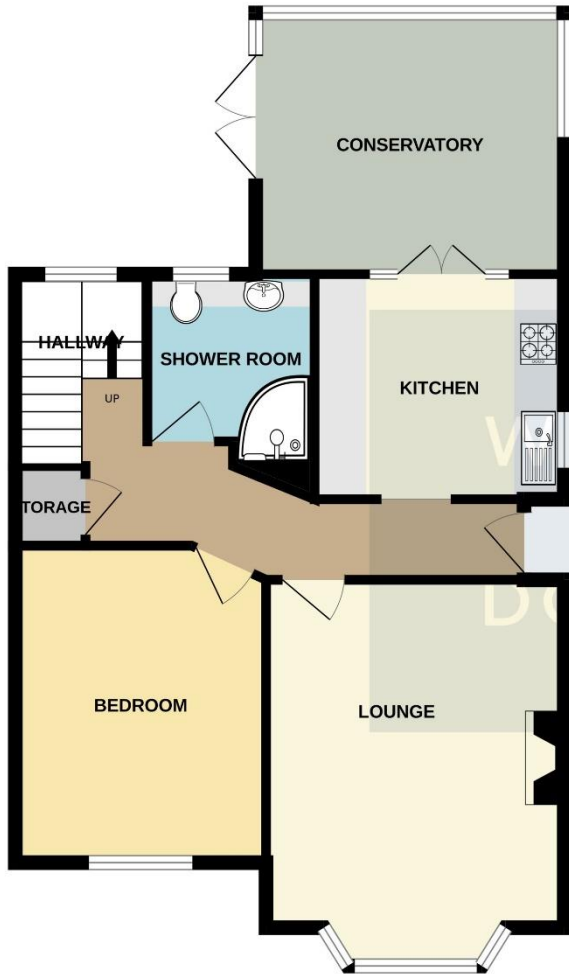


**OUTSIDE OF PROPERTY:** To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles.

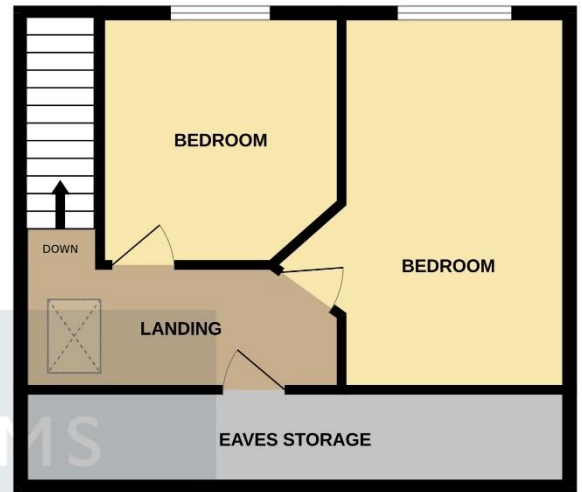
The **REAR GARDEN** measures approx. 70' and is Southerly backing. Commencing with decked seating area and steps down to paved patio, which, in turn, leads on to lawn. Brick built flower beds and shrub borders. Artificial lawn area to rear. Shed to remain. **CABIN** with power, lighting and internet connection. Outside tap. Exterior power source. Gated side access.



GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

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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