

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Close, Kingsley Lane, Thundersley, Benfleet, SS7 3TY



GUIDE PRICE £425,000 - £450,000

We are delighted to offer for sale this lovely, very well presented three double bedroom extended semi-detached house, situated in a desirable location overlooking and in close proximity to Thundersley Common yet within easy reach of amenities at Rayleigh Weir and major routes via the A127. The property benefits from having a modern kitchen/breakfast room; separate dining room; utility; ground floor cloakroom; wide frontage and driveway providing off street parking for 3/4 vehicles. EPC rating - D. Our ref: 15699

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The Close, Kingsley Lane, Thundersley, Benfleet, SS7 3TY

Accommodation comprises:

Entrance via double glazed door to:

PORCH

Double glazed window to side aspect. Door to:

LOUNGE 15' 8" x 10' 6" (4.78m x 3.2m)

Coved and skimmed ceiling. Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Feature fireplace. Radiator. Door to:



DINING ROOM 10' 10" x 10' 9" (3.3m x 3.28m)

Coved and skimmed ceiling. Feature fireplace. Radiator. Open plan to:



KITCHEN/BREAKFAST ROOM 13' 9" x 10' 4" (4.19m x 3.15m)

Coved and skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed French style doors leading to garden and overlooking Thundersley Common. Fitted with a modern range of white high gloss base and eye level units with stone effect working surfaces and matching central island. Inset sink drainer with mixer tap. Inset gas hob with

extractor hood over and oven under. Integrated dishwasher. Space for fridge/freezer. Breakfast bar area. Laminate flooring. Door to:

UTILITY ROOM 7' 6" x 4' 6" (2.29m x 1.37m)

Skimmed ceiling. Double glazed windows to side aspect. Base and eye level units with granite effect working surfaces. Inset stainless steel sink with tiled splashback. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas combination boiler, which, we understand from the vendor is a year old. Extractor fan.

GROUND FLOOR CLOAKROOM 4' 6" x 3' 1" (1.37m x 0.94m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Two piece white suite comprising close coupled dual flush w/c and hand wash basin with mixer tap and tiled splashback. Chrome heated towel rail.

FIRST FLOOR LANDING

Double glazed window to side aspect with views across Thundersley Common. Loft access. Doors to:

BEDROOM ONE 15' x 10' 7" (4.57m x 3.23m)

Skimmed ceiling. Dual aspect double glazed windows to front and side aspects, with views across Thundersley Common. Feature fireplace. Radiator.



BEDROOM TWO 10' 6" x 9' 2" (3.2m x 2.79m)

Skimmed ceiling. Double glazed window to side aspect, with views across Thundersley Common. Radiator.



BEDROOM THREE 10' 10" x 7' 10" (3.3m x 2.39m) Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BATHROOM 7' 5" x 4' 3" (2.26m x 1.3m) Skimmed ceiling. Obscure double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with mixer tap and panelled bath with mixer tap and shower over. Extractor fan.

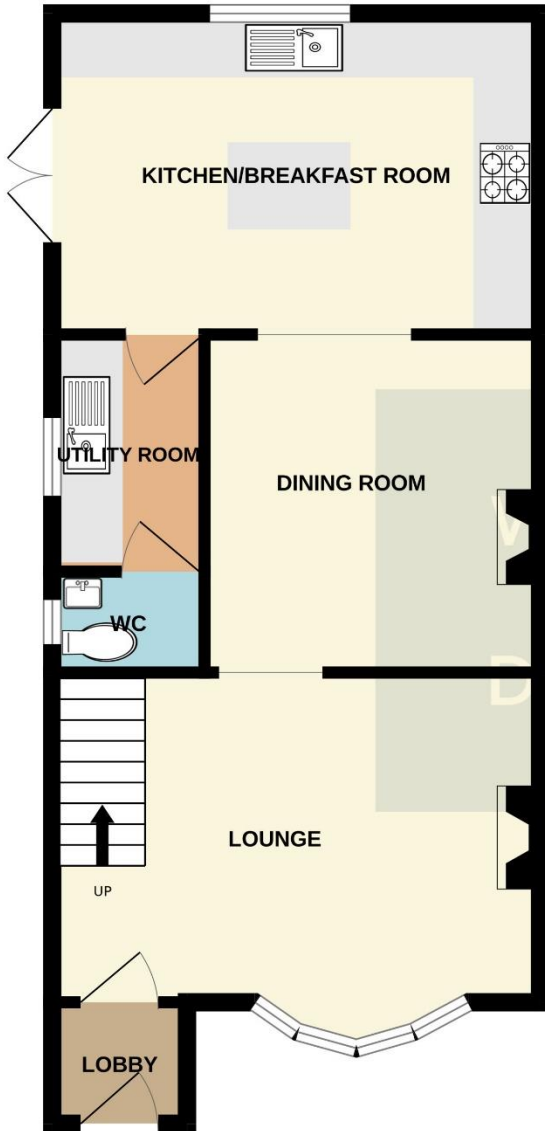
OUTSIDE OF PROPERTY: To the **FRONT** and **SIDE** of the property is a large garden area, which comprises block paved driveway providing off street parking for three/four vehicles with the remainder being laid to lawn. Fencing to boundaries. Gated side access to **REAR GARDEN**. Established trees and shrubs.

The **REAR GARDEN** is South Westerly backing and commences with paved patio leading to lawn. Raised pond. Shed/bar to remain with decking seating area. Fencing to all boundaries.



GROUND FLOOR

1ST 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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