

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kings Park, Thundersley, Benfleet, SS7 3AY



£390,000

WILLIAMS and DONOVAN are pleased to offer for sale this well presented three bedroom semi-detached house situated in a sought after Thundersley location within short walking distance of the schools, variety of shops and restaurants on offer in Thundersley Village. The property benefits from having a spacious kitchen/diner; lounge measuring 16' 2"; three double bedrooms, one of which is to the ground floor; rear garden measuring approx. 40' and off street parking for up to four vehicles. EPC rating - TBC. Our ref: 15755

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate flooring. Doors to:

GROUND FLOOR BEDROOM/STUDY 11' 10" x 9' 4" (3.61m x 2.84m)

Double glazed window to front aspect. Radiator. Laminate flooring.



LOUNGE 16' 3" x 11' 10" (4.95m x 3.61m)

Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Wall lighting. Two radiators. Laminate flooring.



KITCHEN/DINER 21' 4" x 8' 5" (6.5m x 2.57m)

Double glazed windows to side and rear aspects. Double glazed door to side. Double glazed French style doors leading to REAR GARDEN. Range of base and eye level units with roll edged working

surfaces. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above. Built in double electric oven. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Tiled splashbacks. Radiator.



FIRST FLOOR LANDING

Double glazed window to side aspect. Loft access (We understand from the vendors that the loft is fully boarded and insulated). Storage cupboard. Doors to:

BEDROOM ONE 16' 2" x 10' 3" (4.93m x 3.12m)

Double glazed window to front aspect. Radiator. Laminate flooring.



BEDROOM TWO 12' x 11' 3" (3.66m x 3.43m)

Skimmed ceiling. Double glazed window to rear aspect. Built in storage cupboard. Radiator. Laminate flooring.



BATHROOM 7' x 5' 6" (2.13m x 1.68m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and P-shaped panelled bath with mixer shower. Chrome heated towel rail. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for up to four vehicles.

The **REAR GARDEN** measures approx. 40' x 30' and commences with raised decking seating area with steps down to lawn. Sleeper and brick built flower beds. Outside tap. Double opening gates to side.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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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