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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kiln Road, Thundersley, Benfleet, SS7 1TB



£550,000

Located in a prime location on Thundersley's Kiln Road, within catchment for The King John School, is this lovely four bedroom character semi-detached property. The property is arranged over three floors and has spacious accommodation including two reception rooms; kitchen/diner measuring 19' 7" with separate utility; private balconies to both 1st and 2nd floors giving glorious views across Thundersley Glen; two bedrooms with ensuites; garage and a South backing rear garden in excess of 120'. EPC rating - D. Our ref: 15685

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Accommodation comprises:

Entrance via obscure stained glass door to:

ENTRANCE HALL 15' 7" x 6' 3" (4.75m x 1.91m)

Coved and plastered ceiling. Ceiling rose. Original stained glass windows. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Picture rail. Radiator. Tiled floor. Doors to:

LOUNGE 14' 7" into bay x 13' 7" (4.44m x 4.14m)

Coved and plastered ceiling. Ceiling rose. UPVC double glazed bay window to front aspect. Picture rail. Feature fireplace. Radiator.

KITCHEN/DINER 19' 7" reducing to 11' 5" x 13' (5.97m x 3.48m > 3.96m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset white ceramic sink with chrome mixer tap. Range cooker to remain with glass splashback and stainless steel extractor hood over. Integrated dishwasher. Integrated fridge. Radiator. Wooden floor. Opening to:



SUN ROOM 10' 4" x 6' 2" (3.15m x 1.88m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Further uPVC double glazed window to side aspect. UPVC double glazed door to side aspect. Radiator. Wooden floor.

UTILITY ROOM 7' 7" x 6' (2.31m x 1.83m)

Vaulted skimmed ceiling. Double glazed Velux window to rear aspect. Door to REAR GARDEN. Base and eye level units with roll edged working surfaces. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled floor.

FIRST FLOOR LANDING

Coved and skimmed ceiling. Obscure uPVC double glazed window to half stair. Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

BEDROOM TWO 13' 5" x 11' 6" (4.09m x 3.51m)

Skimmed ceiling. UPVC double glazed French style doors to BALCONY with glorious views across Thundersley Glen and beyond. Picture rail. Radiator. Door to:



ENSUITE 6' 9" x 2' 5" (2.06m x 0.74m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to rear aspect. Two piece suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Part tiled walls.

BALCONY 10' 5" x 6' 3" (3.18m x 1.91m)

Wrought iron balustrade. Astro turf flooring.



BEDROOM THREE 14' 6" x 11' 6" (4.42m x 3.51m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Picture rail. Radiator.



BEDROOM FOUR 8' x 6' 7" (2.44m x 2.01m)

Skimmed ceiling. UPVC double glazed window to front aspect. Picture rail. Radiator.

FAMILY BATHROOM 10' 5" x 6' 3" (3.18m x 1.91m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and L-shaped bath with shower over. LED speaker light. Part tiled, part panelled walls. Built in airing cupboard housing combi boiler.



SECOND FLOOR LANDING

Obscure uPVC double glazed window to half stair. Door to:

BEDROOM ONE 15' 5" x 13' 8" reducing to 11' 5" (4.7m x 4.17m > 3.48m)

Skimmed ceiling with spotlight insets. Double glazed Velux window to front aspect. UPVC patio doors to BALCONY at rear with stunning views across Thundersley Glen and beyond. Radiator. Door to:



ENSUITE 8' 10" x 5' 3" (2.69m x 1.6m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and large shower cubicle. Part tiled walls. Tiled floor.

BALCONY 11' 2" x 5' (3.4m x 1.52m)

Wrought iron balustrade. Tiled floor.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for up to three vehicles and access to GARAGE. Flower bed.

The fantastic South backing **REAR GARDEN** measures in excess of 120' and backs directly onto Thundersley Glen. Tiered garden commencing with patio area and lawn with sleeper steps down to private area and further steps down to lawned tier, which is ideal for children to play in. Direct access to Thundersley Glen. Mature flower beds, trees and shrubs throughout all tiers.



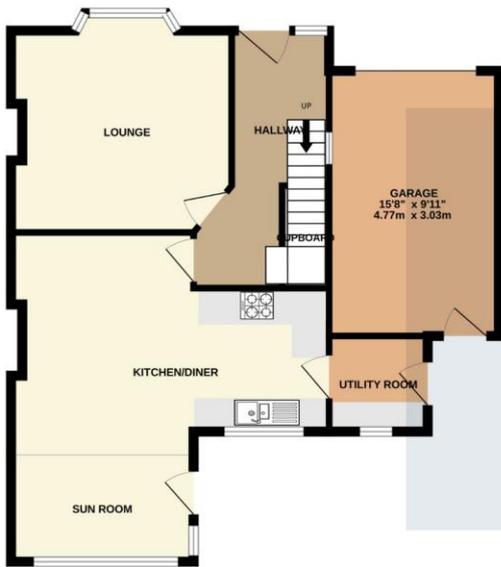
GARAGE 15' 8" x 10' (4.78m x 3.05m)

With electric roller shutter door. Power and lighting. Door to REAR GARDEN.

Agent's Note:

We understand from the vendors, that the vast majority of windows were replaced in 2022, and that the property was recently silicone rendered and has uPVC fascias and soffits.

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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