



STUART THOMAS
ESTATES



- IMMACULATE THROUGHOUT
- STUNNING CONSERVATORY/DINING ROOM
- TWO DOUBLE BEDROOMS
- WEST BACKING REAR GARDEN

117 Little Wakering Road, Little Wakering, Essex, SS3 0JQ

Offers In Excess Of £425,000

WOW! Be quick to view this IMMACULATE BUNGALOW with a STUNNING CONSERVATORY/DINING ROOM overlooking the SUNNY WEST BACKING GARDEN. There are TWO DOUBLE BEDROOMS, a SUPERBLY FITTED KITCHEN, LARGE BATHROOM with a BATH and SHOWER and AMPLE PARKING TOO.

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Property Description

ENTRANCE HALL

Double glazed entrance door with a glazed lead light inset leads to the spacious entrance hall. Radiator. Wood effect flooring. Access to the loft. Storage cupboard housing the gas meter.

LOUNGE

This very attractive room is open plan to the conservatory/dining room. Radiator. Wood effect flooring.

CONSERVATORY/DINING ROOM

This magnificent room overlooks the WEST BACKING REAR GARDEN. Two sets of French doors lead to the garden. Two radiators. Wood effect flooring.

KITCHEN

Superbly fitted with a range of units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Halogen hob with an extractor cooker hood over and a built under oven. Integrated fridge and freezer. Inset ceiling spotlights. Wood effect flooring. Large opening and walkway leads to the conservatory/dining area.



BEDROOM ONE

Double glazed bay window to the front aspect with a radiator below. Wood effect flooring.

BEDROOM TWO

Double glazed window to the front. Radiator. Wood effect flooring.

BATHROOM



This larger than average bathroom is well fitted with a 4 piece white suite comprising a low level wc vanity wash basin with a mixer tap over and a panelled bath with a mixer tap. Separate corner shower. Two obscure double glazed windows to the side. Heated towel rail.

REAR GARDEN

A beautiful WEST BACKING REAR GARDEN with a crazy paved patio and pathway. Brick wall. Screen fencing. Large shed. Established borders. Gate to the side.

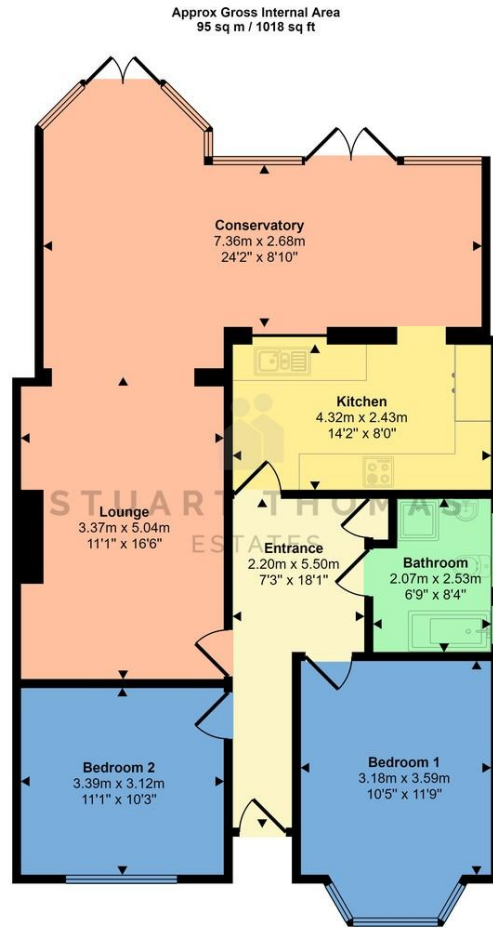
GENERAL

TENURE Freehold

Rochford District Council

Council Tax Band C





Floorplan

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 may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements