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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Finches, Thundersley, Benfleet, SS7 3LP



£425,000

Situated in a highly sought after Thundersley location close to Thundersley Common and woods, yet within easy reach of Thundersley Village and local schools, is this well presented four double bedroom semi-detached house. The property benefits from having a spacious lounge/diner measuring 28' 2"; ground floor bedroom four/playroom; utility; bath or shower room to each floor; South East backing rear garden; garage and off street parking for two vehicles. EPC rating - D. Our ref: 15896

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

UPVC double glazed window to front aspect. Laminate flooring. Doors to:

LOUNGE/DINER 28' 2" x 11' 4" (8.59m x 3.45m)

Coved ceiling. UPVC double glazed patio doors leading to REAR GARDEN. Stairs to FIRST FLOOR ACCOMMODATION. Feature fireplace with open fire. Two radiators. Hive heating control. Laminate flooring. Double opening doors to:



KITCHEN 10' 1" x 8' 10" (3.07m x 2.69m)

Coved and skimmed ceiling. UPVC double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer with chrome mixer tap. Inset electric hob with electric oven under and extractor hood over. Space for fridge/freezer. Cupboard housing boiler. UPVC double glazed door to:

UTILITY ROOM 10' 7" x 7' 9" (3.23m x 2.36m)

UPVC double glazed window to rear aspect. Further obscure double glazed window to side aspect. UPVC double glazed door to REAR GARDEN. Further door to GARAGE. Space and plumbing for dishwasher and washing machine. Space for tumble dryer. Radiator. Tiled floor.



GROUND FLOOR BEDROOM FOUR/PLAY ROOM 13' x 9' (3.96m x 2.74m)

UPVC double glazed window to front aspect. Radiator. Laminate flooring.



GROUND FLOOR SHOWER ROOM 6' 10" x 6' 2" (2.08m x 1.88m)

Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Radiator. Tiled walls. Tiled floor.

FIRST FLOOR LANDING

Loft access hatch. Doors to:

BEDROOM ONE 11' 8" x 11' plus wardrobes (3.56m x 3.35m)

UPVC double glazed window to rear aspect. Fitted mirror fronted wardrobes. Radiator.



BEDROOM TWO 14' 7" x 9' (4.44m x 2.74m)

UPVC double glazed window to rear aspect. Radiator.



BEDROOM THREE 10' 5" x 9' (3.18m x 2.74m)

UPVC double glazed window to front aspect. Built in storage cupboard. Radiator.

BATHROOM 8' 7" x 7' 5" (2.62m x 2.26m)

Obscure uPVC double glazed window to front aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and free standing bath with chrome mixer taps. Airing cupboard housing immersion tank. Radiator. Part tiled walls. Laminate flooring.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway leading up the side to the **GARAGE**. Lawn area with a variety of flowers and shrubs.

The **REAR GARDEN** is South Easterly backing and measures approx. 35'. Commencing with patio leading to lawn. Various flower beds abundantly

planted with a mature selection of shrubs and plants. Fencing to all boundaries. Outside tap.

GARAGE 16' 10" x 8' (5.13m x 2.44m)

With up and over door. Personal door to **UTILITY ROOM**. Power and lighting.



GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.

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



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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