

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lake Drive, Thundersley, SS7 3EE



Offers in Excess of £400,000

WILLIAMS and DONOVAN - OFFERING HUGE SCOPE & POTENTIAL, subject to usual planning consents, is this two bedroom detached bungalow. Situated on an established undulating plot of just over half an acre, this property has the added benefit of being in a sought after private road and is offered for sale with NO ONWARD CHAIN.

EPC rating - G. Our ref: 13413

Directions: Proceed from our office left along the High Road. Take the 4th turning on the right into Kents Hill Road. Continue to the traffic lights at the junction with the A13, London Road. Turn right at the traffic lights onto the A13, London Road and continue up Bread & Cheese Hill. Take the 1st turning on the left at the top of the hill into Thundersley Grove, then take the 1st turning on the left into Lake drive. The property can be found immediately on the right hand side.

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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This detached bungalow is located on a private road and situated on a plot of approx. 0.56 of an acre. The plot is mature and surrounded with woodland. It is felt that the plot would be suitable for development, with outline planning consent granted by Castle Point Borough Council under application number **19/0522/CLP**.

**** PLEASE NOTE THAT THIS PROPERTY IS NON STANDARD CONSTRUCTION ****

ENTRANCE HALL

BEDROOM ONE 10' 9" x 10' 7" (3.28m x 3.23m)

LOUNGE 14' 11" x 12' (4.55m x 3.66m)

BEDROOM TWO 9' x 9' (2.74m x 2.74m)

CONSERVATORY 13' 6" x 8' 2" (4.11m x 2.49m)

BATHROOM

KITCHEN 9' 11" x 8' 7" (3.02m x 2.62m)

CONSERVATORY 10' 1" x 8' 8" (3.07m x 2.64m)

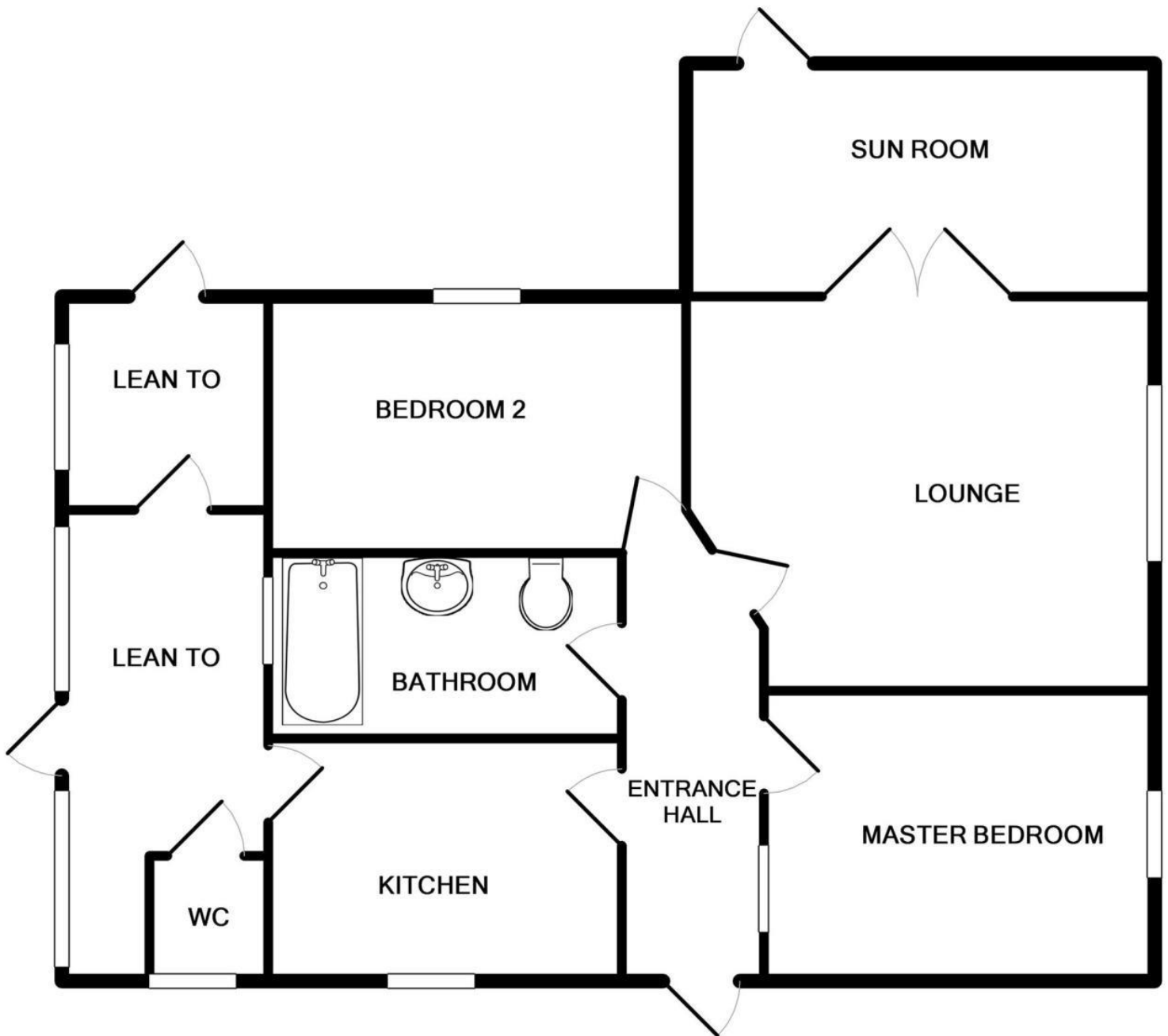
UTILITY AREA 15' 2" x 7' 5" (4.62m x 2.26m)

CLOAKROOM





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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