

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Parkstone Avenue, Thundersley, SS7 1SP



GUIDE PRICE £375,000 - £400,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this two double bedroom detached bungalow situated within catchment for the OFSTED outstanding Westwood Academy and walking distance of The King John School, SEEVIC College, Thundersley Glen and a short drive to Hadleigh Town Centre. The property benefits from having spacious open plan living accommodation including a kitchen/diner measuring 19' 5"; lounge measuring 19' 8"; rear garden measuring 40' x 32'; garage and off street parking for three/four vehicles. EPC rating - D. Our ref: 15039

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Obscure double glazed window to side aspect. Loft access. Radiator. Laminate flooring. Doors to:

LOUNGE 19' 8" x 9' 4" (5.99m x 2.84m)

Skimmed ceiling. Double glazed patio doors leading to REAR GARDEN. Obscure double glazed windows to front and side aspects. Feature fireplace. Radiator. Opening to:



KITCHEN/DINER 19' 5" x 8' 6" (5.92m x 2.59m)

Skimmed ceiling. Double glazed windows to rear and side aspects. Double glazed door to side aspect. Range of base and eye level units. Roll edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring electric hob. Built in double electric oven. Space for fridge/freezer. Space for washing machine. Tiled splashbacks. Radiator. Partly tiled floor.

BEDROOM ONE 13' 10" x 9' 4" (4.22m x 2.84m)

Skimmed ceiling. Double glazed bay window to front aspect. Obscure double glazed window to side aspect. Radiator.



BEDROOM TWO 14' 5" reducing to 12' 9" x 8' 6" (4.39m > 3.89m x 2.59m)

Skimmed ceiling. Double glazed bay window to front aspect. Obscure double glazed window to side aspect. Wall lighting. Radiator.



BATHROOM 7' 6" x 5' 5" (2.29m x 1.65m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with electric shower. Chrome heated towel rail. Tiled walls. Airing cupboard housing hot water cylinder. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for three/four vehicles and access to **GARAGE**. The remainder is laid to lawn. Shrub borders. Brick retaining wall to front boundary.

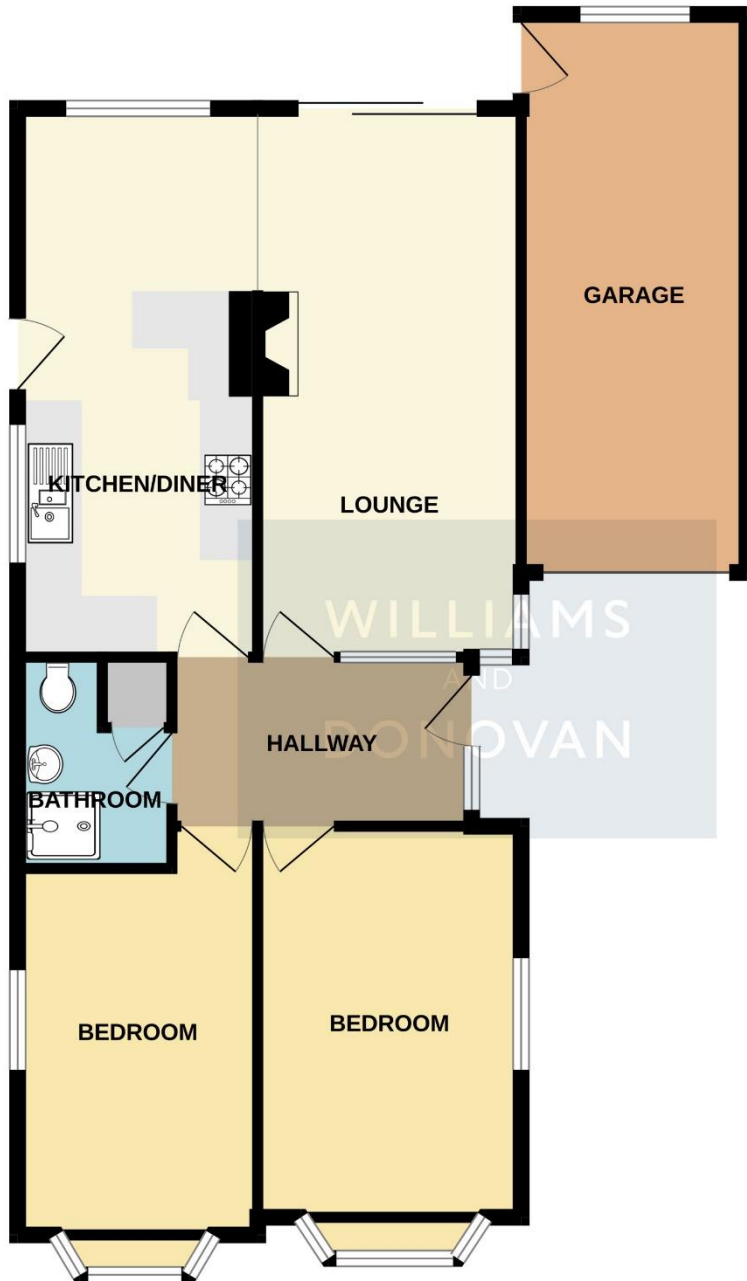
The **REAR GARDEN** measures approx. 40' x 32' and commences with paved patio leading to lawn. Shrub borders. Gated side access. Shed to remain. Exterior lighting.

GARAGE

Electric roller shutter door. Power and lighting. Double glazed door to **REAR GARDEN**. Obscure double glazed window to rear aspect.



GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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