

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Thundersley Park Road, South Benfleet,



£450,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely three/four bedroom detached chalet situated in a desirable South Benfleet location within easy reach of Benfleet Station, High Road amenities and local schools. The current owners have retained many of the property's character features and extended it to provide two reception rooms; utility/ground floor cloakroom; ground floor bedroom four/study; ensuite to bedroom one; un-overlooked 40' rear garden; garage and off street parking.

EPC rating - F. Our ref: 15650

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Thundersley Park Road, South Benfleet, SS7 1EN

Accommodation comprises:

Entrance via obscure glazed door to:

RECEPTION HALL

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Parquet flooring. Doors to:

LOUNGE 13' 10" into bay x 11' 1" (4.22m x 3.38m)

UPVC double glazed bay window to front aspect. Feature fireplace. Radiator.



DINING ROOM 11' 8" x 10' 8" (3.56m x 3.25m)

Coved and skimmed ceiling. UPVC double glazed French style doors, with sidelights, providing access to REAR GARDEN. Feature fireplace. Radiator. Laminate wood effect flooring.



KITCHEN 12' 3" reducing to 8' 8" x 6' 5" (3.73m > 2.64m x 1.96m)

UPVC double glazed window to side aspect. UPVC double glazed door to side aspect. Range of base and eye level units with square edged working surfaces. Tiled splashbacks. Inset stainless steel sink with free standing brushed steel mixer tap. Space for electric cooker with stainless steel extractor hood over. Space for fridge and freezer. Radiator. Laminate wood effect flooring.

GROUND FLOOR BEDROOM FOUR/STUDY 9' 4" x 8' 3" (2.84m x 2.51m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.

UTILITY ROOM/GROUND FLOOR CLOAKROOM 6' 9" x 6' 2" (2.06m x 1.88m)

Obscure uPVC double glazed window to front aspect. Wall and base level units with roll edged working surfaces. Space for washing machine. Space for under counter fridge or freezer. Two piece suite comprising low level w/c and wall mounted hand wash basin. Radiator. Tiled walls. Laminate wood effect flooring.

FIRST FLOOR LANDING

Coved and skimmed ceiling. Loft access hatch. Doors to:

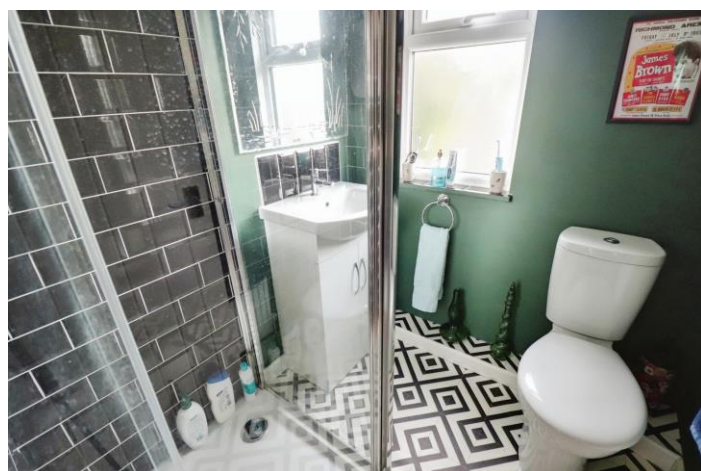
BEDROOM ONE 13' x 9' 3" (3.96m x 2.82m)

Skimmed ceiling. Two uPVC double glazed windows to side aspect. Radiator. Door to:



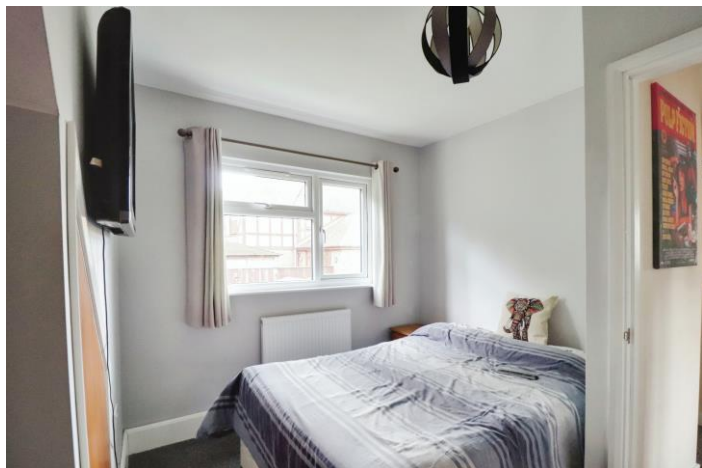
ENSUITE 5' 5" x 5' 2" (1.65m x 1.57m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle with wall mounted electric shower. Radiator.



BEDROOM TWO 10' 9" x 9' reducing to 6' 3" (3.28m x 2.74m > 1.91m)

UPVC double glazed window to front aspect. Radiator.



BEDROOM THREE 11' 7" reducing to 6' 6" x 8' 9" (3.53m > 1.98m x 2.67m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Two eaves storage cupboard.

BATHROOM 5' 7" x 5' 3" (1.7m x 1.6m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with chrome shower mixer tap. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two vehicles and access to **GARAGE**. Lawn area with established flower beds and shrubs. Gated side access.

The **REAR GARDEN** measures approx. 40' and is un-overlooked. Commencing with paved patio and pathway to side and rear. The remainder is laid to lawn with raised flower beds with established plants and shrubs. Shed at rear to remain. Feature air raid shelter. Fencing to all boundaries.



GARAGE

With up and over door. Power and lighting. Door at rear to **REAR GARDEN**.

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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