

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sandown Road, Thundersley, Benfleet, SS7 3SE



GUIDE PRICE £450,000 - £475,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this recently built two double bedroom detached bungalow, situated in a popular Thundersley residential location, within easy reach of local amenities, local and major routes. Approx. 12 months old, with remaining build guarantees in place and a burglar alarm, the property has been built to a high specification, with spacious kitchen/family room with vaulted ceiling and bi-folding doors and an un-overlooked rear garden backing woodland.

EPC rating - B. Our ref: 15696

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Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY 20' x 3' 6" (6.1m x 1.07m)

Skimmed ceiling with spotlight insets. Loft access hatch. Radiator. Amtico style flooring. Doors to:



KITCHEN/FAMILY ROOM 22' 5" reducing to 8' 8" x 17' (6.83m > 2.64m x 5.18m)

Vaulted skimmed ceiling with spotlight insets. Double glazed bi-folding door to rear aspect. UPVC double glazed window to rear aspect. Range of base, eye level and floor to ceiling units with quartz working surfaces. Matching upstands. Inset sink with free standing mixer tap. Inset 4 ring Neff induction hob. Integrated dishwasher. Integrated washer/dryer. Built in Bosch combination microwave oven and Bosch fan assisted oven. Integrated fridge/freezer. Designer wall radiator. Further radiator.



BEDROOM ONE 16' 7" into bay x 8' 7" (5.05m x 2.62m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Designer wall radiator. Wall mounted air conditioning unit.



BEDROOM TWO 15' 10" into bay x 8' 8" (4.83m x 2.64m)

Skimmed ceiling with spotlight insets. UPVC double glazed bay window to front aspect. Designer wall radiator.



SHOWER ROOM 8' 8" x 5' 5" (2.64m x 1.65m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece white designer suite comprising enclosed w/c, vanity mounted hand wash basin with matching mixer tap and double walk in shower cubicle with overhead rainmaker shower and detachable jet body spray. Tiled walls. Towel rail. Tiled floor with underfloor heating.



Agent's Note:

Remaining build guarantee in place.

CCTV system to remain (with hub in loft).

Cat 5 ethernet cable in every room with hub in family room.

Electric car charging point.

OUTSIDE OF PROPERTY:

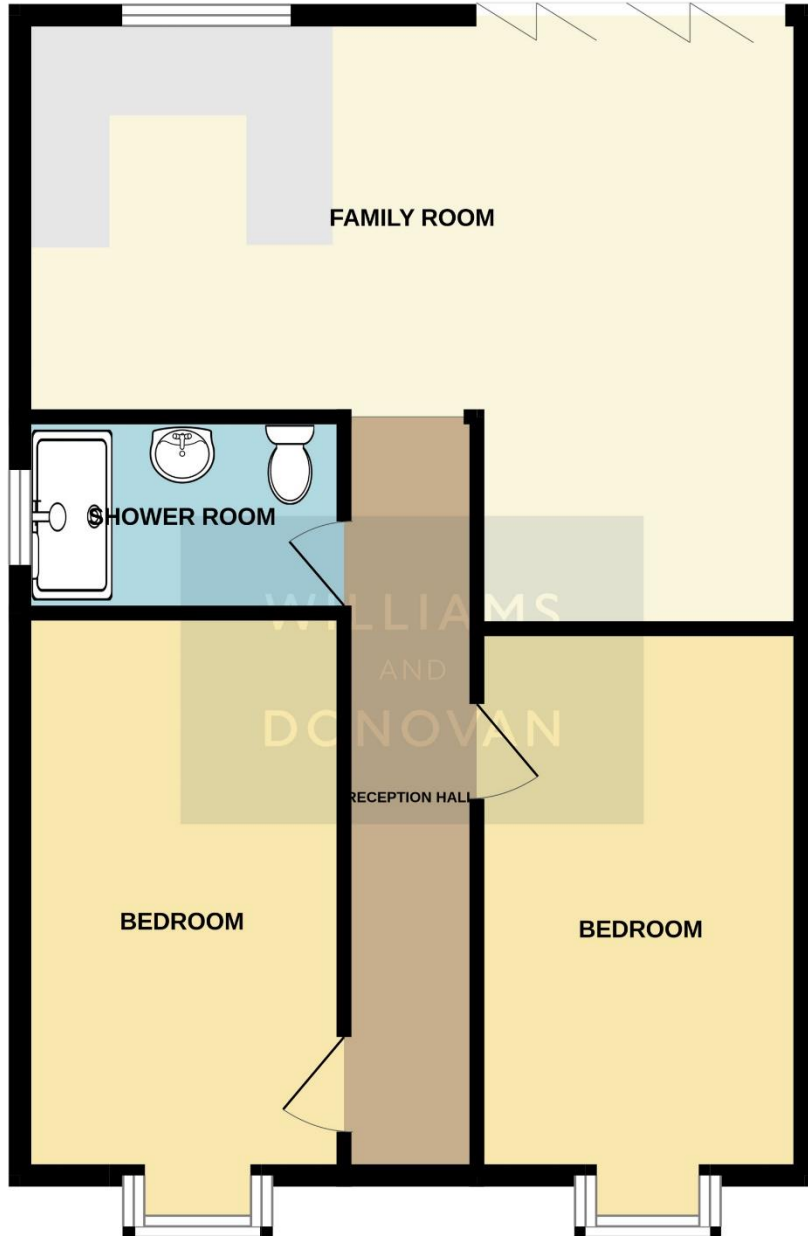
To the **FRONT** of the property is a block paved driveway providing off street parking for numerous vehicles. Gated side access.

The **REAR GARDEN** is un-overlooked and measures approx. 32'. Commencing with porcelain paved patio with sleeper step up to lawn area. Porcelain pathway to further patio at rear. Shingle flower bed. Fencing to all boundaries.

Side storage area with shed to remain.



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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