

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Thundersley Park Road, South Benfleet, SS7 1HP



£1,150,000

An impressive five bedroom detached family home, situated in a highly desirable South Benfleet location close to Thundersley Glen and within King John School catchment. The property has been recently extended and refurbished to provide spacious living accommodation including a stunning open plan kitchen/family room; orangery; ensuites to three bedrooms; the potential for annex accommodation; detached double garage and substantial grounds measuring approx. 150' x 120' to the rear, including a tennis court. EPC rating - D. Our ref: 12478

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Thundersley Park Road, South Benfleet, SS7 1HP

Accommodation comprises:

Entrance via composite front door to:

ENTRANCE HALL 13' 2" x 11' 2" (4.01m x 3.4m) Skimmed ceiling. Spotlight insets. Double glazed window to front aspect. Stairs to **FIRST FLOOR ACCOMMODATION**. Storage cupboard. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece suite comprising low level w/c and hand wash basin. Tiled walls. Heated chrome towel rail. Extractor fan. Tiled floor.

KITCHEN/FAMILY ROOM:

KITCHEN/DINER 27' 10" x 12' 2" (8.48m x 3.71m)

Skimmed ceiling. Spotlight insets. Double glazed window to front aspect. Skylight. Double glazed patio doors overlooking and providing access to **REAR GARDEN**. Extensive range of modern base and eye level units. Square edged working surfaces. Space for range cooker with extractor fan above. Inset one and a half bowl sink drainer. Space for American style fridge freezer. Integrated dishwasher. Centre island with breakfast bar and solid wood working surface. Tiled floor.



FAMILY ROOM 24' 8" x 21' 2" reducing to 17' 8" (7.52m x 6.45m > 5.38m)

Skimmed ceiling. Double glazed patio doors overlooking and providing access to **REAR GARDEN**. Two radiators. Laminate wood flooring. Double doors to:



DINING ROOM 17' 2" x 14' 6" (5.23m x 4.42m)

Skimmed ceiling. Double glazed window to front aspect. Limestone fireplace with log burner to remain. Radiator. Laminate wood flooring.



GROUND FLOOR BEDROOM FIVE 11' 5" x 10' 8" (3.48m x 3.25m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate wood flooring. Door to:



STUDY 10' 10" x 10' 9" (3.3m x 3.28m)

Skimmed ceiling. Double glazed window to side aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator. Door to BEDROOM FIVE. Double doors to:



ENSUITE 7' 3" x 5' 1" (2.21m x 1.55m)

Obscure double glazed window to side aspect. Three piece suite comprising low level w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Heated towel rail. Part tiled walls. Extractor fan. Tiled floor.



ORANGERY 15' 1" x 15' 1" (3.48m x 3.25m)

Skimmed ceiling. Spotlight insets. Double glazed patio doors to REAR GARDEN. Double glazed windows to both sides. Roof lantern. Radiator.

FIRST FLOOR LANDING

Skimmed ceiling. Spotlight insets. Loft access. Radiator. Doors to:

MASTER BEDROOM 19' 8" x 12' 9" (5.99m x 3.89m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed French style doors to Juliet balcony overlooking REAR GARDEN. Radiator. Storage cupboard. Door to:



ENSUITE 8' 4" x 4' 5" (2.54m x 1.35m)

Skimmed ceiling. Spotlight insets. Three piece suite comprising low level w/c; hand wash basin with storage beneath and shower cubicle with mixer shower. Heated chrome towel rail. Part tiled walls. Tiled floor.



BEDROOM TWO 18' x 12' 6" (5.49m x 3.81m)

Skimmed ceiling. Dual aspect double glazed windows to front and rear aspects. Radiator. Door to:



ENSUITE 6' 10" x 2' 6" (2.08m x 0.76m)

Skimmed ceiling. Spotlight insets. Three piece suite comprising low level w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Tiled walls. Extractor fan. Tiled floor.



BEDROOM THREE 12' 4" x 11' 9" (3.76m x 3.58m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator.



BEDROOM FOUR 10' 9" x 10' 2" (3.28m x 3.1m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate wood flooring.



FAMILY BATHROOM 10' 8" x 8' (3.25m x 2.44m)

Skimmed ceiling. Spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising low level w/c, bidet, hand wash basin with storage beneath and free standing bath. Tiled walls. Heated chrome towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, an "in and out" driveway provides off street parking for numerous vehicles and access to **DOUBLE GARAGE** with adjoining **CAR PORT**. Stone shingle flower bed borders. Lawn area.

As previously mentioned, the **REAR GARDEN** measures 150' x 120' and commences with paved patio leading to lawn. Shrub borders. Shed to remain. Tennis court. Side gate.

The property is finished externally with soft wood cladding.





CABIN/OFFICE 11' 5" x 9' 10" (3.48m x 3m)
Double glazed French doors to front aspect.
Double glazed window to rear aspect. Power and lighting.



DOUBLE GARAGE 19' 4" x 15' 6" (5.89m x 4.72m)
With electric up and over door. Power and lighting. Adjoining CAR PORT with electric up and over door.



GROUND FLOOR
1657 sq.ft. (154.0 sq.m.) approx.



1ST FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 2663 sq.ft. (247.4 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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