

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Newton Park Road, Thundersley, SS7 3SD



£450,000

WILLIAMS and DONOVAN are pleased to bring to the market this four bedroom semi-detached house situated in a highly sought after quiet Thundersley cul-de-sac location within easy reach of Thundersley Common Park, Thundersley Village and major routes and shopping facilities at Rayleigh Weir. The property benefits from having spacious lounge measuring 27' 4"; dining room; ensuite to bedroom one; detached garage with off street parking for numerous vehicles and being at the end of the cul-de-sac, having a generous plot including a private, secluded South backing rear garden measuring 80' max. EPC rating - TBC. Our ref: 15364

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

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



Newton Park Road, Thundersley, SS7 3SD

Accommodation comprises:

Entrance via double glazed patio door to:

PORCH

Double glazed window to front aspect. Tiled floor. Solid wood door to:

HALLWAY

Skimmed ceiling. Obscure double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. Two piece suite comprising low level w/c and hand wash basin with storage beneath.

LOUNGE 27' 4" x 11' 10" max. (8.33m x 3.61m)

Double glazed windows to front and side aspects. Double glazed patio doors leading to REAR GARDEN. Feature fireplace. Two radiators.



KITCHEN 12' x 8' (3.66m x 2.44m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to REAR GARDEN.

Range of base and eye level units with roll edged working surfaces. Inset one and a half sink bowl drainer. Inset 4 ring gas hob with extractor hood above and electric oven under. Space for fridge/freezer. Space for washing machine. Integrated dishwasher. Wall mounted boiler. Tiled splashbacks. Tiled floor. Opening to:



DINING ROOM 11' 3" x 11' 1" (3.43m x 3.38m)

Skimmed ceiling. Understairs storage cupboard.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 12' 10" x 8' (3.91m x 2.44m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Stripped wooden flooring. Door to:



ENSUITE 6' 3" x 2' 9" (1.91m x 0.84m)

Obscure double glazed window to side aspect. Two piece suite comprising hand wash basin and shower cubicle. Chrome heated towel rail. Tiled walls.



BEDROOM TWO 11' 10" x 9' 7" (3.61m x 2.92m)

Double glazed window to front aspect. Radiator.



BEDROOM THREE 11' 10" x 8' 10" max. (3.61m x 2.69m)

Double glazed window to front aspect. Fitted wardrobe. Radiator.

BEDROOM FOUR 8' x 7' 9" (2.44m x 2.36m)

Double glazed window to side aspect. Radiator.

BATHROOM 5' 10" x 5' 8" (1.78m x 1.73m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Two piece suite comprising hand wash basin with storage beneath and panelled bath with mixer shower. Radiator. Chrome heated towel rail. Tiled walls.

SEPARATE W/C 4' x 2' 10" (1.22m x 0.86m)

Close coupled w/c. Radiator. Tiled walls.

OUTSIDE OF PROPERTY:

As previously mentioned, this property is situated at the end of a cul-de-sac and occupies a large, irregular shaped plot. The **FRONT** of the property has a block paved driveway providing off street parking for numerous vehicles and access to **DETACHED GARAGE**.

The private and secluded **REAR GARDEN** is South backing and measures 80' max. Commencing with paved patio leading to lawn. Mature shrub borders. Ornamental pond. Shed to remain. Gated side access. Outside tap. Exterior power.



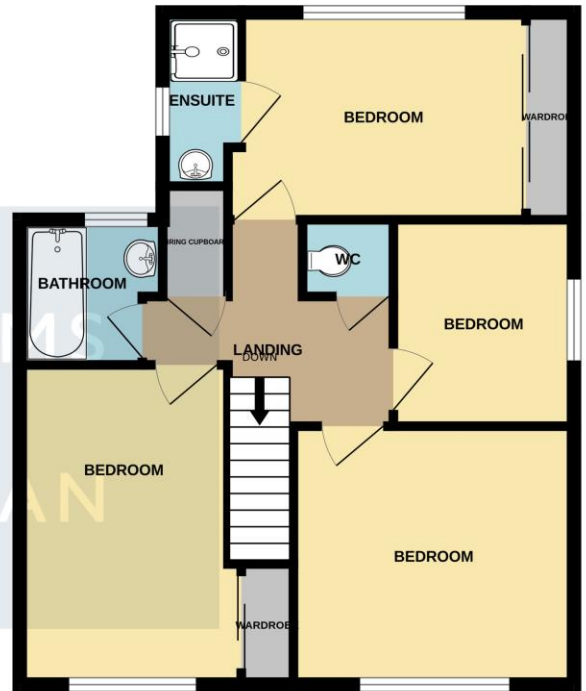
DETACHED GARAGE

With up and over door. Power and lighting.

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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