

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Raymonds Drive, Thundersley, Benfleet, SS7 3PL



GUIDE PRICE £500,000 - £525,000

WILLIAMS and DONOVAN are delighted to bring to the market this lovely, characterful three bedroom detached property located within easy reach of the many amenities on offer in Thundersley Village and to local schools. Benefitting from having a spacious lounge measuring 22' 8"; dining room; further reception room; utility; bedroom one with ensuite; double length garage with off street parking for numerous vehicles and with a glorious landscaped 100' rear garden, this property will appeal to a variety of potential buyers.

EPC rating - D. Our ref: 15819

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Raymonds Drive, Thundersley, Benfleet, SS7 3PL

Accommodation comprises:

Entrance via solid wood door to:

HALLWAY

Stained glass window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

LOUNGE 22' 8" x 12' max. (6.91m x 3.66m)

Skimmed ceiling. Double glazed bay window to front aspect. Wall lighting. Feature fireplace with log burner. Two radiators. Doors to:



2ND RECEPTION ROOM/DAY ROOM/PLAY ROOM 12' 5" x 9' 7" (3.78m x 2.92m)

Skimmed ceiling. Double glazed double opening doors to REAR GARDEN. Ornate radiator.



DINING ROOM 11' x 10' (3.35m x 3.05m)

Skimmed ceiling with spotlight insets. Radiator. Door to:

KITCHEN 12' 3" x 10' 8" (3.73m x 3.25m)

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Double butler sink. Space for range cooker with extractor fan above. Space for fridge/freezer. Tiled splashbacks. Tiled floor. Door to:



UTILITY ROOM 10' x 7' 6" (3.05m x 2.29m)

Door to rear aspect. Base units with roll edged working surfaces. Inset stainless steel sink. Space for washing machine. Space for tumble dryer. Space for under counter fridge. Space for under counter freezer. Wall mounted combi boiler. Built in storage cupboard. Door to GARAGE.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Storage cupboard. Doors to:

BEDROOM ONE 18' 9" reducing to 12' 3" x 11' 9" (5.72m x 3.73m x 3.58m)

Skimmed ceiling. Double glazed window to rear aspect. Two radiators. Eaves storage. Door to:



ENSUITE 7' 7" x 5' (2.31m x 1.52m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.

BEDROOM TWO 16' 8" x 8' 9" (5.08m x 2.67m)

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



BEDROOM THREE 14' 5" reducing to 8' 5" x 10' 9"
(4.39m > 2.57m x 3.28m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Walk in wardrobe area.



BATHROOM 8' 2" x 5' 6" (2.49m x 1.68m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with shower attachment. Chrome heated towel rail. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for three/four vehicles and access to **GARAGE**. Flower bed borders.

As previously mentioned the glorious, landscaped **REAR GARDEN** measures 100' and commences with paved patio and decking area leading to lawn. Abundantly planted flower beds and shrub borders. Koi pond. Masonry barbecue. Greenhouse to remain. Sheds to remain. Tiki bar to remain. Gated side access. Outside tap. Exterior power and lighting.

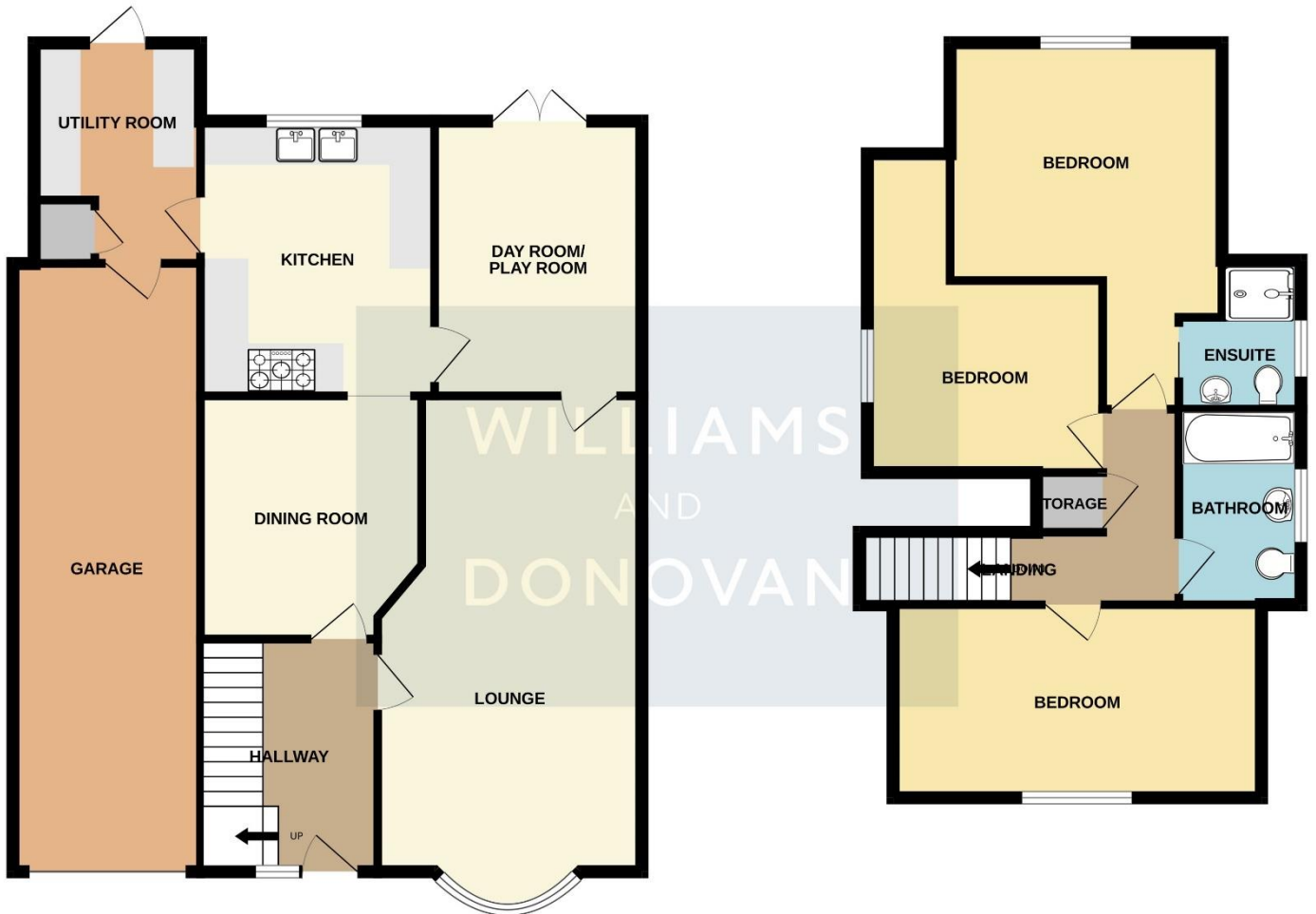


DOUBLE LENGTH GARAGE 19' 5" x 8' 6" (5.92m x 2.59m)

With up and over door. Power and lighting.

GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.

1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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