

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Raymonds Drive, Thundersley, Benfleet, SS7 3PN



GUIDE PRICE £450,000 - £475,000

WILLIAMS and DONOVAN - situated within easy reach of the many amenities on offer in Thundersley Village, is this well presented four bedroom semi-detached house. This property benefits from having a spacious lounge/diner measuring 24'; conservatory; utility room; four good sized bedrooms; off street parking for three vehicles and a stunning 130' rear garden. EPC rating - TBC. Our ref: 15869

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Accommodation comprises:

Entrance via composite door to:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Tiled floor. Doors to:

LOUNGE/DINER 24' x 12' 1" reducing to 9' 8" (7.32m x 3.68m > 2.95m)

Skimmed ceiling. Double glazed windows to front aspect. Wall lighting. Two radiators.



KITCHEN 12' x 9' 5" (3.66m x 2.87m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed French style doors leading to CONSERVATORY. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring induction hob with extractor hood above. Built in double oven. Integrated fridge. Integrated dishwasher. Tiled splashbacks. Tiled floor.



CONSERVATORY 16' 10" x 12' 8" (5.13m x 3.86m)

Double glazed windows to all sides. Double glazed French style doors leading to REAR GARDEN. Radiator. Ceiling fan. Laminate flooring.



UTILITY ROOM 6' 5" x 6' (1.96m x 1.83m)

Skimmed ceiling. Double glazed window to rear aspect. Eye level units. Square edged working surfaces. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Built in pull out larder cupboard. Tiled floor.

GROUND FLOOR BATHROOM 13' 2" x 7' 1" max. (4.01m x 2.16m)

Skimmed ceiling. Obscure double glazed windows to side and rear aspects. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath and double shower cubicle with mixer shower. Heated towel rail. Radiator. Tiled walls. Built in storage cupboard.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 14' 4" reducing to 12' x 10' 2" (4.37m > 3.66m x 3.1m)
 Skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM TWO 13' 4" x 9' 2" (4.06m x 2.79m)
 Double glazed window to side aspect. Fitted wardrobes. Built in storage cupboard housing combi boiler. Radiator.



BEDROOM THREE 11' 3" x 6' (3.43m x 1.83m)
 Double glazed window to rear aspect. Radiator.

BEDROOM FOUR 11' x 6' 1" (3.35m x 1.85m)
 Double glazed window to rear aspect. Fitted wardrobes. Radiator.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for three vehicles. Stone shingle borders.

The stunning **REAR GARDEN** measures approx. 130' and commences with paved patio with brick built flower beds and barbecue area, leading on to lawn area. Sleeper flower beds. Various shrub and plant borders. Outside tap. Exterior power and lighting. Shed to remain. Gated side access.

OUTBUILDING/WORKSHOP currently being used as an aviary.



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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