

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Thundersley Park Road, South Benfleet, SS7 1HP



£900,000

WILLIAMS and DONOVAN - this impressive four bedroom detached house, with one bedroom annex, is situated in a highly sought after South Benfleet location with spectacular views across the town. The property benefits from character features throughout; a modern kitchen; three reception rooms; two bathrooms; balcony; double garage and having a secure gated forecourt with off street parking for up to nine vehicles. EPC rating - D. Our ref: 15878

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Thundersley Park Road, South Benfleet, SS7 1HP

Accommodation comprises:

Entrance via composite door to:

SPACIOUS ENTRANCE HALL 19' 6" x 6' 10" **(5.94m x 2.08m)**

Obscure double glazed windows to front aspect. Ornate coved ceiling. Ornate mouldings. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboards housing Megaflow pressurised hot water cylinder. Alarm system and CCTV. Radiator. Luxury vinyl flooring. Doors to:



DINING ROOM 12' 10" x 12' (3.91m x 3.66m)

Ornate coved ceiling. Radiator. Luxury vinyl flooring. Opening to:



KITCHEN 29' 5" x 7' 10" (8.97m x 2.39m)

Double glazed windows to rear aspect. Double glazed patio doors overlooking and leading to REAR GARDEN. Further double glazed door to REAR GARDEN. Skimmed ceiling. Spotlight insets. Extensive range of white high gloss base, floor to ceiling and eye level units. Marble and

Corian working surfaces. Custom made bespoke glass splashback. Inset one and a half sink bowl drainer. Quooker hot tap. Integrated Siemens electric double oven and microwave. Inset Siemens induction hob with 'Mann' extractor fan above. Space for American style fridge/freezer. Integrated dishwasher. Downlighters. High lights and Low lights. Tiled floor with under floor heating.



UTILITY ROOM 7' 10" x 4' 6" (2.39m x 1.37m)

Double glazed windows to side and rear aspects. Skimmed ceiling. Spotlight insets. Base and eye units. Roll edge work surfaces. Space and plumbing for washing machine. Space for tumble drier. Wall mounted condenser boiler. Tiled floor.

STUDY 9' 9" x 8' (2.97m x 2.44m)

Ornate coved ceiling. Double glazed patio door to REAR GARDEN. Tall designer radiator.

SPACIOUS LOUNGE 30' 7" into bay x 13' 10" (9.32m x 4.22m)

Ornate coved ceiling. Suspended LED recess lighting. Double glazed bay window, with plantation shutters, to front aspect with elevated views. Double glazed window, with plantation shutters, to side aspect. Four radiators. Luxury vinyl flooring.



GROUND FLOOR BATHROOM 7' 9" x 6' 3" (2.36m x 1.91m)

Skimmed ceiling. Recessed LED multi coloured lighting. Three piece suite comprising low level w/c, hand wash basin with storage beneath and ceramic free standing bath. Tiled floor with under floor heating. Extractor fan.



GALLERIED FIRST FLOOR LANDING

Ornate coved ceiling. Doors to:



BEDROOM ONE 24' x 14' 1" (7.32m x 4.29m)

Double glazed windows to front, side and rear aspects. Double glazed French style doors leading to BALCONY with views over REAR GARDEN. Ornate coved ceiling. Eaves storage cupboards. Fitted wardrobes and drawer unit. Tall designer radiator.



BEDROOM TWO 24' x 9' 5" (7.32m x 2.87m)

Double glazed window to front aspect. Double glazed French style doors leading to BALCONY. Ornate coved ceiling. Eaves storage. Radiator.



BEDROOM THREE 13' x 9' 9" (3.96m x 2.97m)

Double glazed window to front aspect with elevated views. Loft access. Radiator. Opening to:



DRESSING AREA 6' 9" x 5' 2" (2.06m x 1.57m)

Double glazed window to front aspect. Ornate coved ceiling.

BEDROOM FOUR 12' x 10' 8" (3.66m x 3.25m)

Double glazed window to rear aspect. Ornate coved ceiling. Radiator.



SHOWER ROOM 9' 3" x 5' 10" (2.82m x 1.78m)

Coved 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. Extractor fan. Tiled floor.

FAMILY BATHROOM 10' x 6' 2" (3.05m x 1.88m)

Obscure double glazed window to rear aspect. Skimmed ceiling. Three piece suite comprising low level w/c, "his and hers" hand wash basins with storage beneath and shower cubicle with power shower. Tiled walls. Radiator. Tiled floor.

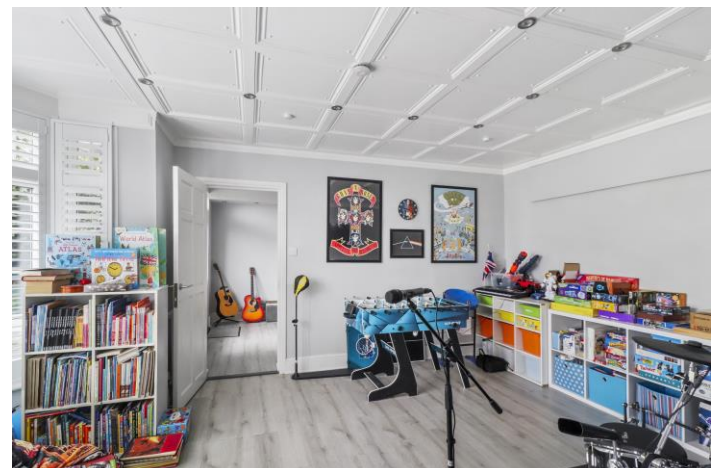


BEDROOM 14' 3" plus wardrobes x 12' (4.34m x 3.66m) Double glazed bay window to front aspect with elevated views. Ornate coved ceiling with spotlights. Radiator. Luxury vinyl effect flooring.

ANNEX ACCOMMODATION:

LOUNGE 19' 10" x 9' 4" (6.05m x 2.84m)

With own composite front door. Obscure double glazed window, with plantation shutters, to front aspect. Ornate coved ceiling with spotlights. Tall designer radiator. Luxury vinyl flooring. Door to:



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a secure electric gated entrance leading to in and out driveway, providing off street parking for up to nine vehicles and access to **DOUBLE GARAGE**. Flower beds, rockeries and variety of mature shrubs. Steps up to front door and seating area with elevated views.



The secluded **REAR GARDEN** is south easterly backing and measures approx. 70' x 50' and commences with Indian sandstone patio. Steps up to lawn area. Shrub and flower bed borders. Shed to remain (power connected). Outside power. Outside tap.

DOUBLE GARAGE 20' 5" x 15' 10" (6.22m x 4.83m)

With electric up and over door. Power and lighting. Internal door to KITCHEN. Access door to REAR GARDEN.

KITCHEN

8' 4" x 5' 10" (2.54m x 1.78m)

Skimmed ceiling. Wall and base level units with quartz working surfaces. Inset stainless steel sink drainer with freestanding chrome mixer tap. Doors to STORE ROOM and WORKSHOP.



STORE ROOM

8' x 7' 9" approx. (2.44m x 2.36m)

Skimmed ceiling. Power and lighting.

WORKSHOP

17' 10" x 13' 2" (5.44m x 4.01m)

Skimmed ceiling. Two skylight windows. UPVC double glazed window to side aspect. Radiator. Door to:



CLOAKROOM

Two piece suite comprising close coupled w/c and vanity mounted hand wash basin.



GROUND FLOOR
2252 sq.ft. (209.2 sq.m.) approx.



1ST FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 3229 sq.ft. (300.0 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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