

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Great Burches Road, Thundersley, Benfleet, SS7 3NG



GUIDE PRICE £475,000 - £500,000

WILLIAMS and DONOVAN are delighted to bring to the market this two bedroom detached bungalow situated in a peaceful, semi-rural Thundersley location and overlooking fields to the front. The property has been extended and refurbished by the current owners, and accommodation includes a 23' 4" modern, vaulted kitchen/family room; modern bathroom suite; electric car charging point to the front and has recently had two new heat pumps installed. EPC rating - D. Our ref: 15861

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

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



Great Burches Road, Thundersley, Benfleet, SS7 3NG

Accommodation comprises:

Entrance via obscure composite double glazed door to:

RECEPTION HALLWAY

Two obscure double glazed windows to front aspect. Built in storage cupboard. Radiator. Doors to:

KITCHEN/FAMILY ROOM 23' 4" x 21' (7.11m x 6.4m)

Skimmed and vaulted ceiling with spotlight insets. Two uPVC double glazed windows, with plantation shutters, to side aspect. UPVC double glazed bi-folding door to rear aspect overlooking REAR GARDEN. Range of base, eye level and floor to ceiling units with square edged quartz working surfaces and tiled splashbacks. Inset white one and a half bowl sink with brushed steel jet spray mixer tap. Integrated five ring induction hob with extractor hood over. Built in twin electric oven. Integrated microwave. Space for American style fridge/freezer. Space for dishwasher. Space for washing machine. Wood burner to remain. Air conditioning unit. Two designer wall radiators.



BEDROOM ONE 13' 3" x 11' 3" (4.04m x 3.43m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BEDROOM TWO 9' 9" x 7' 9" (2.97m x 2.36m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.

BATHROOM 12' 3" x 6' 7" (3.73m x 2.01m)

Skimmed ceiling. Obscure uPVC double glazed window to front aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin and P-shaped bath with shower with overhead rainmaker shower head and detachable jet body spray. Built in storage cupboard. Part tiled walls. Chrome heated ladder style towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent driveway providing off street parking for numerous vehicles, with space for caravan or motor home. Electric car charging point to the front of the property. Gated side access to each side.

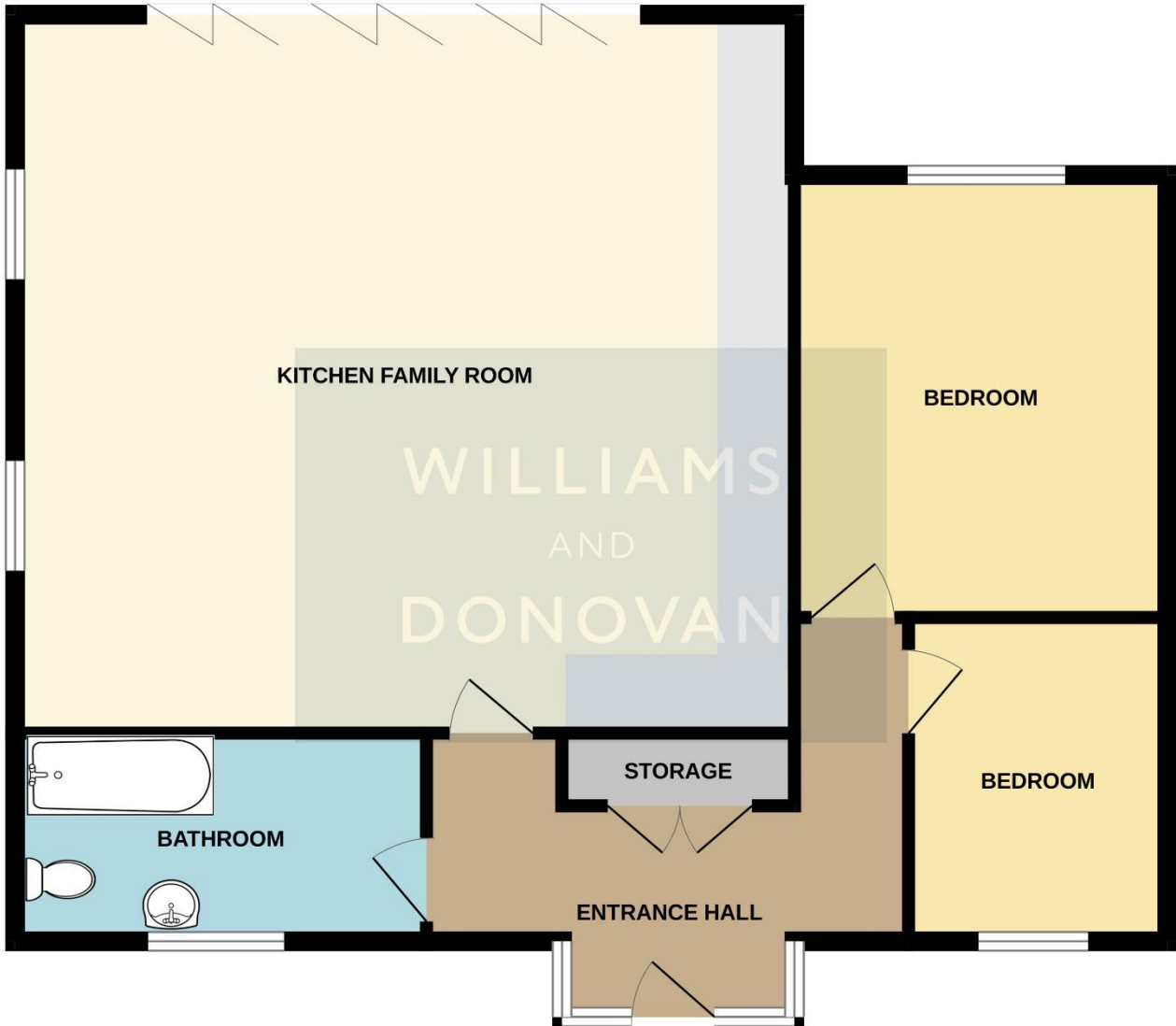
The **REAR GARDEN** measures approx. 40' and commences with steps down to lawn. Shingle pathway to side. Three sheds to remain. Established flower beds. Fencing to all boundaries.



Agent's Note:

This property is not on mains gas, has a cess pit, and has recently had two heat pumps installed for high energy efficiency.

GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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.

Made with Metropix ©2024

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.