

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Five Oaks, Thundersley, Benfleet, SS7 1SE



£725,000

Situated in a highly sought after cul-de-sac location, within walking distance of The King John School, SEEVIC USP college and easy reach of all other local amenities and local routes, is this spacious four bedroom executive style house. Offered for sale with NO ONWARD CHAIN, the property benefits from having two reception rooms; conservatory; study; ground floor cloakroom; bedroom one with ensuite; double garage and un-overlooked South West backing rear garden. EPC rating - D. Our ref: 15943

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# Five Oaks, Thundersley, Benfleet, SS7 1SE

Accommodation comprises:

Entrance via composite front door to:

## RECEPTION HALL

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Amtico flooring with underfloor heating. Doors to:

## STUDY 11' 9" x 7' 9" (3.58m x 2.36m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.

## LOUNGE 16' 5" x 11' 4" (5m x 3.45m)

Coved and skimmed ceiling. Two uPVC double glazed windows to front aspect. Feature fireplace with gas fire inset. Two radiators. Opening to:



## DINING ROOM 11' 4" x 10' (3.45m x 3.05m)

Coved and skimmed ceiling. Double glazed bi-folding door to CONSERVATORY. Radiator. Opening to:



## KITCHEN 14' x 13' reducing to 9' 8" (4.27m x 3.96m > 2.95m)

Skimmed ceiling with spotlight insets. Two uPVC double glazed windows to rear aspect. Obscure uPVC double glazed door to side aspect. Range of floor to ceiling, base and eye level units with Corian working surfaces and

matching upstands. Inset double stainless steel sink with brushed steel mixer tap. Inset 5 ring Miele gas hob with extractor hood over. Built in Miele double oven. Integrated Miele dishwasher. Miele tumble dryer and Bosch washing machine to remain. American style fridge freezer to remain. Amtico flooring with underfloor heating.



## CONSERVATORY 13' 6" x 11' 7" (4.11m x 3.53m)

UPVC double glazed conservatory with blinds to remain. French style doors leading to and overlooking REAR GARDEN. Tiled floor with underfloor heating.

## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece white suite comprising close coupled w/c and pedestal mounted hand wash basin. Radiator. Amtico flooring.

## FIRST FLOOR LANDING

Coved and skimmed ceiling. Loft access hatch. Built in storage cupboard housing Megaflow pressurised hot water cylinder. Doors to:

## BEDROOM ONE 17' 5" x 14' max. (5.31m x 4.27m)

Coved and skimmed ceiling. Three uPVC double glazed windows to front aspect. Range of built in wardrobes. Built in cupboard. Radiator. Door to:



**ENSUITE 8' 1" x 7' (2.46m x 2.13m)**

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to front aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.



**BEDROOM FOUR 9' 6" x 7' 6" (2.9m x 2.29m)**

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.

**FAMILY BATHROOM 8' 2" x 6' 3" (2.49m x 1.91m)**

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin with chrome mixer tap and P-shaped bath with shower over. Chrome heated ladder style towel rail. Tiled walls.

**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is an independent block paved driveway providing off street parking for numerous vehicles and access to **DOUBLE GARAGE**. Two lawn areas. Various shrubs. Gated side access to rear.

The **REAR GARDEN** measures approx. 50' x 65' and is South West backing. Commencing with Indian sandstone paved patio leading to lawn area. Various established flowers, trees and shrubs. Shed at side to remain.

**BEDROOM TWO 12' 4" x 9' 9" (3.76m x 2.97m)**

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Built in wardrobes. Radiator.



**BEDROOM THREE 9' x 8' 10" (2.74m x 2.69m)**

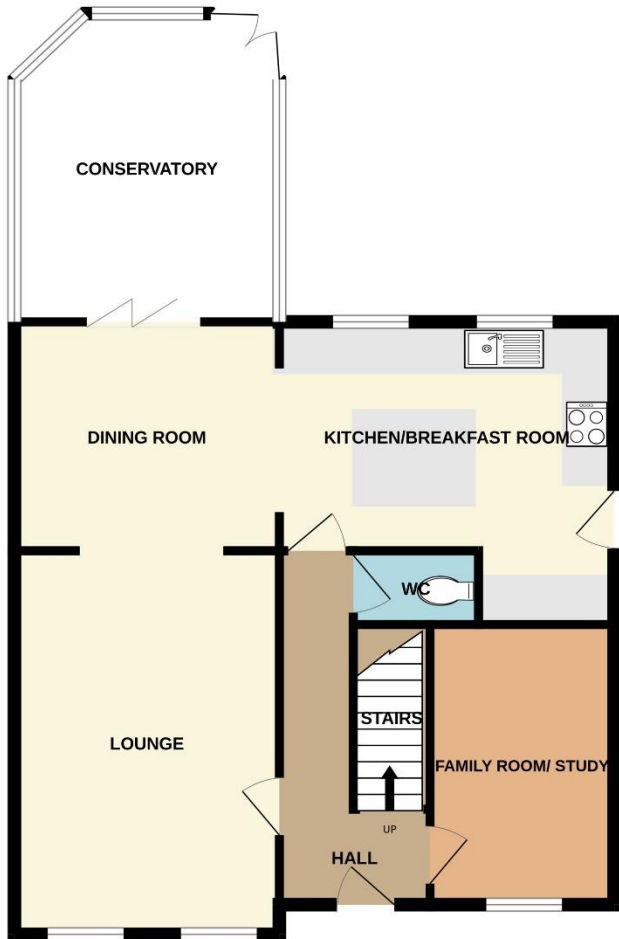
Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



**DOUBLE GARAGE 16' 9" x 16' 2" (5.11m x 4.93m)**

With electric up and over door. Power and lighting. Door to **REAR GARDEN**.

GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.  
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**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.