

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Badger Hall Avenue, Thundersley, Benfleet, SS7 1TL



**£375,000**

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this two bedroom semi-detached bungalow, situated in a sought after Thundersley location, just off Kiln Road, and within easy reach of The King John School, Thundersley Glen and local and major routes via the A13. This property benefits from having a 15' lounge; sun room; garage with off street parking for three vehicles and a mature 80' approx. rear garden. EPC rating - TBC. Our ref: 15038

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

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# Badger Hall Avenue, Thundersley, Benfleet, SS7 1TL

Accommodation comprises:

Entrance via solid wood front door to:

## HALLWAY

Loft access with drop ladder. Built in storage cupboard. Radiator. Doors to:

## LOUNGE 15' x 11' (4.57m x 3.35m)

Skimmed ceiling. Double glazed window to rear aspect. Feature fireplace with electric fire inset. Radiator.



## KITCHEN 12' 5" x 7' 10" (3.78m x 2.39m)

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring gas hob with extractor hood over and electric oven under. Integrated fridge/freezer. Integrated washing machine. Tiled walls. Tiled floor.



## BEDROOM ONE 10' 5" x 9' 10" (3.18m x 3m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.



## BEDROOM TWO/DINING ROOM 10' x 8' (3.05m x 2.44m)

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



## SUN ROOM 11' 10" x 6' 8" (3.61m x 2.03m)

Double glazed windows to rear aspect. Double glazed French style doors leading to REAR GARDEN. Built in storage cupboard. Radiator. Tiled floor.





**SHOWER ROOM 8' x 5' 7" (2.44m x 1.7m)**

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Tiled walls. Airing cupboard housing hot water cylinder.



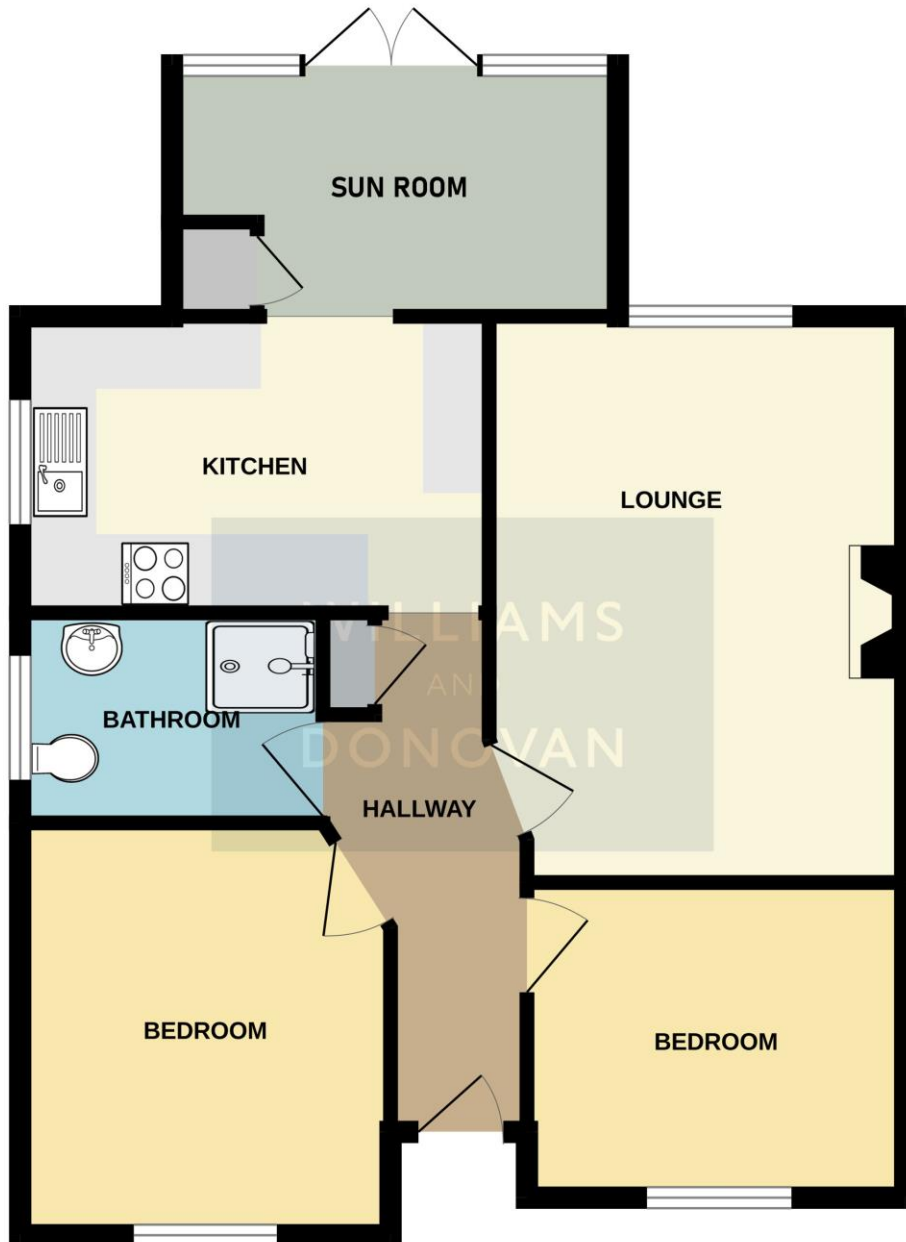
**OUTSIDE OF PROPERTY:** To the **FRONT** of the property is block paved driveway providing off street parking for three vehicles and access to **GARAGE**. The remainder is laid to lawn with shrub borders and brick built wall to front boundary.

The **REAR GARDEN** measures approx. 80' and commences with paved pathway and steps to extensive lawn area. Mature shrub bed borders. Ornamental pond. Rockery area. Shed to remain. Gated side access.



**GARAGE 13' x 6' (3.96m x 1.83m)** With up and over door. Door to **REAR GARDEN**.

GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.0 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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**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.