

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Stoneleighs, Thundersley, Benfleet, SS7 3BQ



£495,000

WILLIAMS and DONOVAN are pleased to offer for sale with the benefit of NO ONWARD CHAIN, this four bedroom detached house situated in a quiet Thundersley cul-de-sac location, within easy reach of local schools and Thundersley Village. This well presented property benefits from having a 20' 4" lounge; unoverlooked South backing rear garden; garage and off street parking. EPC rating - C. Our ref:15746

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Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

PORCH

Obscure uPVC double glazed windows to front aspect. Built in storage cupboard. French style doors to:

HALLWAY 8' 6" x 6' 2" (2.59m x 1.88m)

Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Doors to:

LOUNGE 20' 4" x 13' 5" reducing to 10' 5" (6.2m x 4.09m > 3.18m)

UPVC double glazed window, with blind to remain, to front aspect. UPVC double glazed patio doors providing access to and overlooking REAR GARDEN. Two radiators.



KITCHEN 12' 5" x 10' (3.78m x 3.05m)

Coved and skimmed ceiling. UPVC double glazed window, with blind to remain, to rear aspect. Obscure uPVC double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Radiator.

GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising low level w/c and wall mounted hand wash basin with tiled splashback. Radiator. Tiled floor.

FIRST FLOOR LANDING

Loft access hatch. UPVC double glazed window with blind to remain, to front aspect. Built in airing cupboard. Doors to:

BEDROOM ONE 11' 9" x 10' 5" (3.58m x 3.18m)

UPVC double glazed window with blind to remain, to rear aspect. Radiator.



BEDROOM TWO 10' 7" x 9' 9" (3.23m x 2.97m)

UPVC double glazed window with blind to remain, to front aspect. Radiator.



BEDROOM THREE 10' 2" x 8' 7" (3.1m x 2.62m)

UPVC double glazed window with blind to remain, to front aspect. Built in wardrobes. Radiator.



BEDROOM FOUR 10' 5" x 6' 7" (3.18m x 2.01m)

UPVC double glazed window with blind to remain, to rear aspect. Radiator.

SHOWER ROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Obscure uPVC double glazed window with blind to remain, to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Tiled walls. Radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent block paved driveway providing off street parking for one vehicle and access to **GARAGE**. Lawn area. Gated side access.

The **REAR GARDEN** is unoverlooked and South backing. Measuring approx. 60' in width by 25', it commences with a sandstone paved patio leading to lawn. Various established flower beds, trees and shrubs. Shed to remain. Greenhouse at side with allotment area. Fencing to all boundaries.



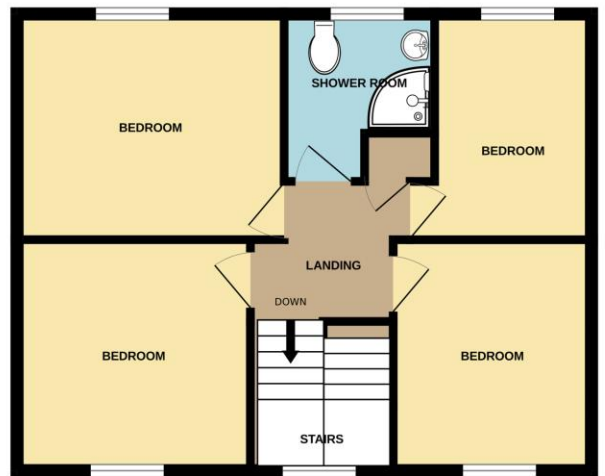
GARAGE 17' 5" x 8' 3" (5.31m x 2.51m)

With up and over door. Power and lighting. Door to side.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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.