

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Newton Park Road, Thundersley, SS7 3SD



GUIDE PRICE £350,000 - £375,000

In a quiet, Thundersley cul-de-sac location is this two bedroom semi-detached house. The property benefits from having a spacious lounge; kitchen/diner; two large double bedrooms; rear garden measuring approx. 35'; off street parking for three vehicles and is within easy reach of the schools and shops in Thundersley Village and major routes and shopping facilities via Rayleigh Weir. EPC rating - D. Our ref: 15944

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Accommodation comprises:

Entrance via double glazed patio door to:

HALLWAY

Skimmed ceiling. Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Door to KITCHEN. Opening to:

LOUNGE 19' 5" x 13' (5.92m x 3.96m)

Skimmed ceiling. Double glazed bay window to front aspect. Further double glazed window to side aspect. Feature fireplace with electric fire. Radiator. Understairs storage cupboard.



KITCHEN/DINER 13' x 11' (3.96m x 3.35m)

Skimmed ceiling with spotlight insets. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Space for washing machine. Space for fridge/freezer. Tall designer radiator. Laminate flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access with drop ladder to LOFT ROOM, which is boarded and has a Velux window. Doors to:



BEDROOM ONE 13' x 11' (3.96m x 3.35m)

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



BEDROOM TWO 13' x 10' (3.96m x 3.05m)

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



BATHROOM 6' x 5' 2" (1.83m x 1.57m)

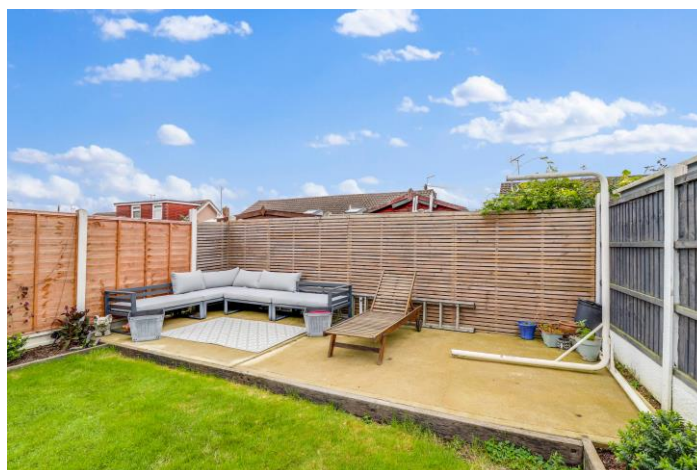
Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with mixer shower. Extractor fan. Heated towel rail. Tiled walls.



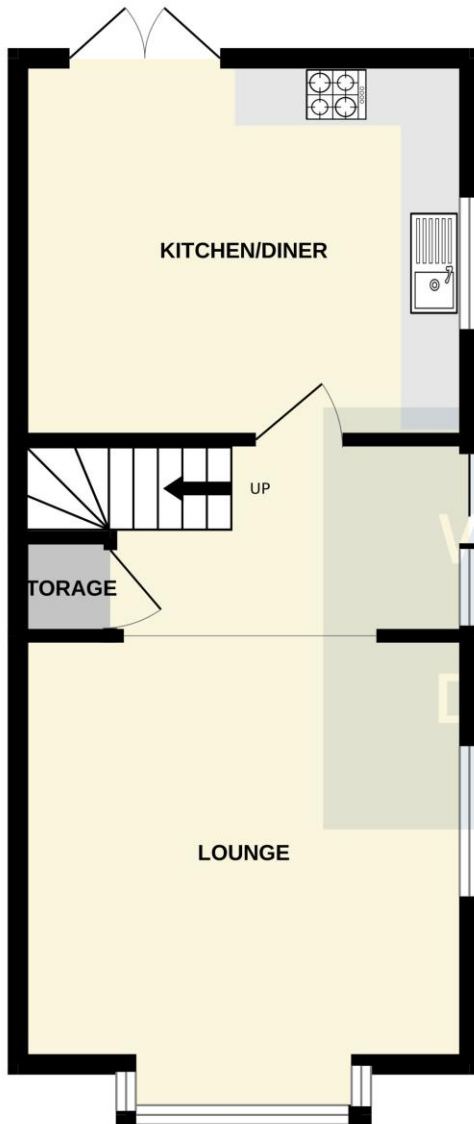
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles. Stone shingle borders.

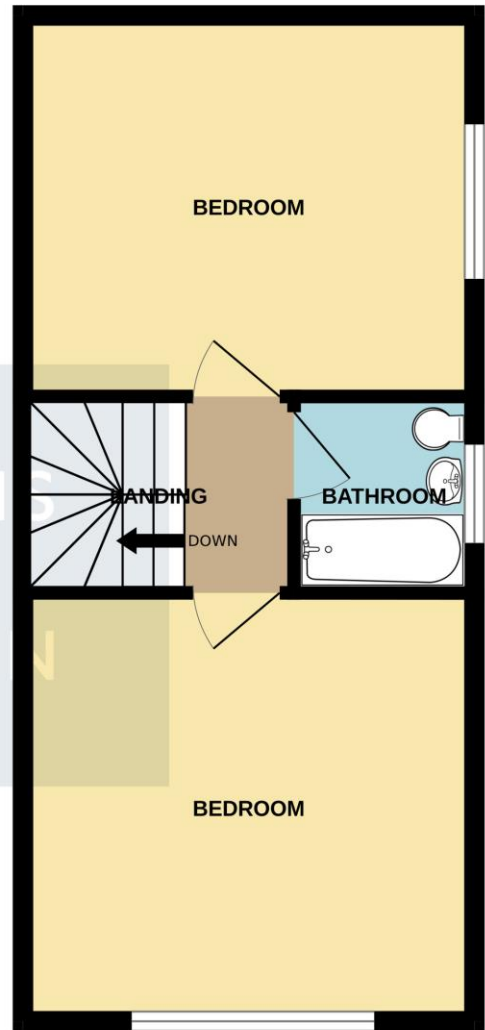
The **REAR GARDEN** measures approx. 35' and commences with paved patio leading to lawn. Sleeper flower beds. Hard standing rear patio. Outside tap. Gated side access.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



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TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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