

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Nicholson Crescent, Thundersley, SS7 1RN



£385,000

Offered for sale with NO ONWARD CHAIN and situated in a quiet residential location within short walking distance of The King John School, and close proximity to Thundersley Glen and major routes and amenities via the A13, is this extended three bedroom terraced house. This immaculately presented property benefits from having a 17' 6" lounge; 19' 10" modern kitchen/family room; three good sized bedrooms; low maintenance rear garden backing woodland with off street parking for two vehicles. EPC rating - C. Our ref: 16039

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Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate wood effect flooring. Doors to:

LOUNGE 17' 6" x 12' 1" (5.33m x 3.68m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Feature fireplace. Built in storage cupboard with tumble dryer to remain. Laminate wood effect flooring. Folding doors to:

KITCHEN/FAMILY ROOM 19' 10" x 15' 1" (6.05m x 4.6m)

Skimmed ceiling with spotlight insets. Skylight. UPVC double glazed windows to rear aspect. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Range of base and eye level units with quartz working surfaces and tiled splashbacks. Inset one and a half bowl sink with copper effect mixer tap. Inset electric hob with stainless steel extractor hood over. Built in twin electric eyeline ovens. Wine fridge to remain. Integrated dishwasher. Integrated washing machine. Integrated wine rack. LED plinth lighting. Under cupboard lighting. Two designer wall radiators. Laminate wood effect flooring.



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access hatch. Doors to:

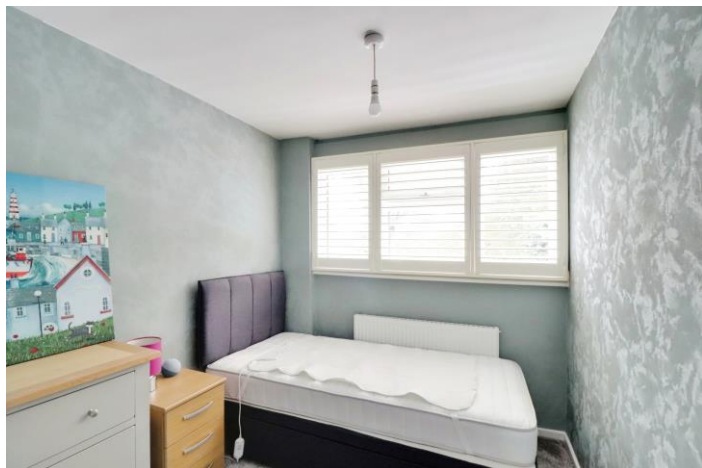
BEDROOM ONE 17' 2" x 8' 9" (5.23m x 2.67m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Radiator.



BEDROOM TWO 9' 8" x 7' 5" (2.95m x 2.26m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to rear aspect. Radiator.



BEDROOM THREE 12' x 6' 1" (3.66m x 1.85m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Built in cupboard. Radiator.

BATHROOM 7' 4" x 5' 9" (2.24m x 1.75m)

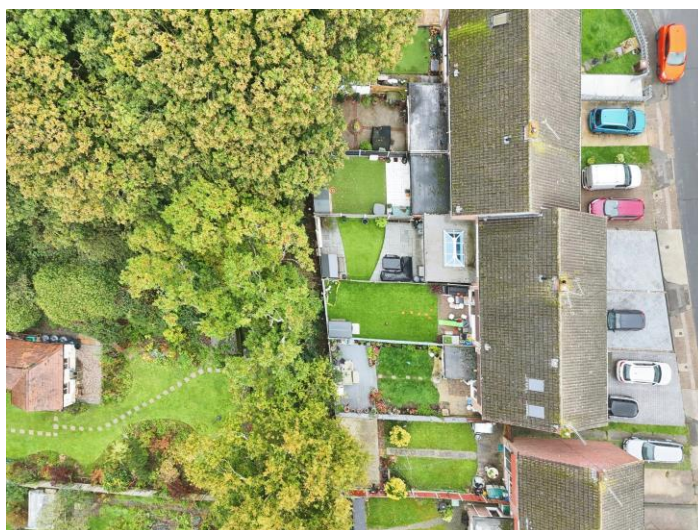
Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome mixer tap and shower over with rainmaker shower head and detachable jet body spray. Radiator. Tiled walls.



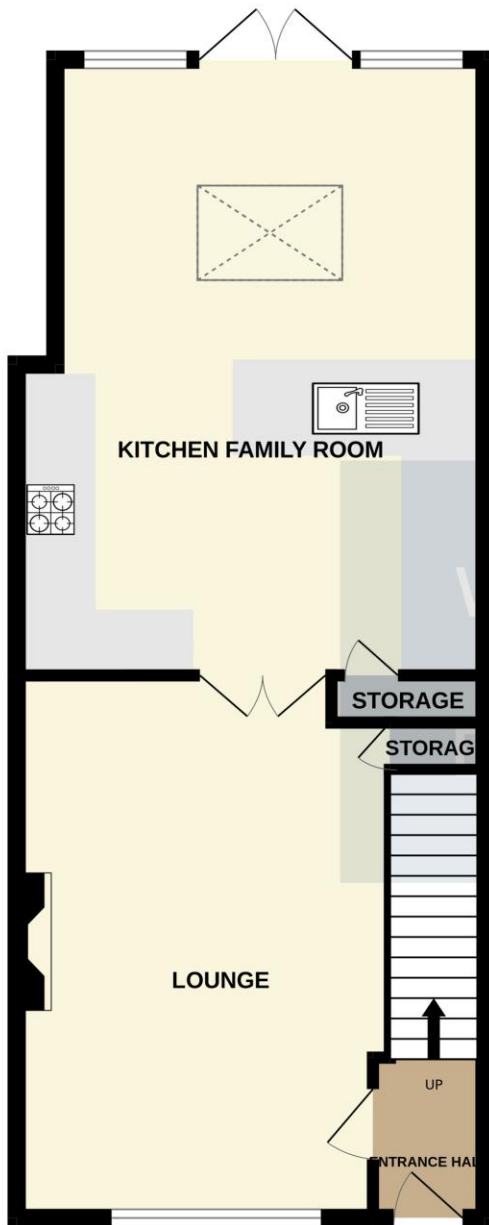
OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a concrete imprinted driveway provides off street parking for two vehicles.

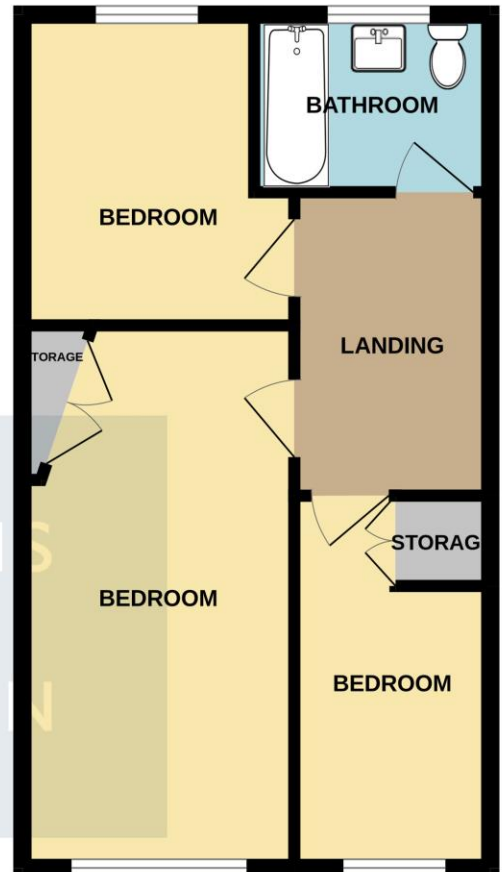
The **REAR GARDEN** measures approx. 25' and commences with Indian sandstone paved patio leading to artificial lawn. Further Indian sandstone patio at rear. Shed to remain. Fencing to all boundaries. Rear gate to alley at rear.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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.
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