

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bracken Way, Thundersley, Benfleet, SS7 3RA



£365,000

Situated in the heart of Thundersley Village, within easy reach of local schools, shops and Thundersley Common, is this two bedroom semi-detached bungalow. The property benefits from having a 22' 6" lounge/diner; kitchen with separate utility; un-overlooked 42' rear garden; garage and off street parking for up to three vehicles.

EPC rating - D. Our ref: 16153

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Bracken Way, Thundersley, Benfleet, SS7 3RA

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Loft access hatch. Radiator. Doors to:

BEDROOM ONE 11' 2" x 8' 10" plus wardrobes (3.4m x 2.69m)

UPVC double glazed window to front aspect. Built in mirror fronted wardrobes. Radiator.



BEDROOM TWO 11' 2" x 9' 6" (3.4m x 2.9m)

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



BATHROOM 7' 10" x 4' 5" (2.39m x 1.35m)

Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin and panelled bath with chrome shower mixer tap. Radiator.



LOUNGE/DINER 22' 6" x 11' 7" (6.86m x 3.53m)

UPVC double glazed bay window to front aspect. Further uPVC double glazed window to side and rear aspects. Two radiators. Feature brick built fireplace.



KITCHEN 8' 10" x 6' 4" (2.69m x 1.93m)

UPVC double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset sink with chrome mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Radiator. Laminate flooring. Opening to:

CONSERVATORY 10' x 6' 9" (3.05m x 2.06m)

UPVC double glazed conservatory. Space for fridge/freezer. Laminate flooring. Door to:



LEAN TO 12' 9" x 6' 6" (3.89m x 1.98m)

Mesh door and window to rear aspect. Door to:



UTILITY ROOM 12' 8" x 6' 5" (3.86m x 1.96m)

Door and window to front aspect. Base level units. Stainless steel one and a half bowl sink with chrome mixer tap. Space for dishwasher. Space for washing machine. Space for tumble dryer.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for up to three vehicles. Shared access to side to GARAGE. Gated side access.

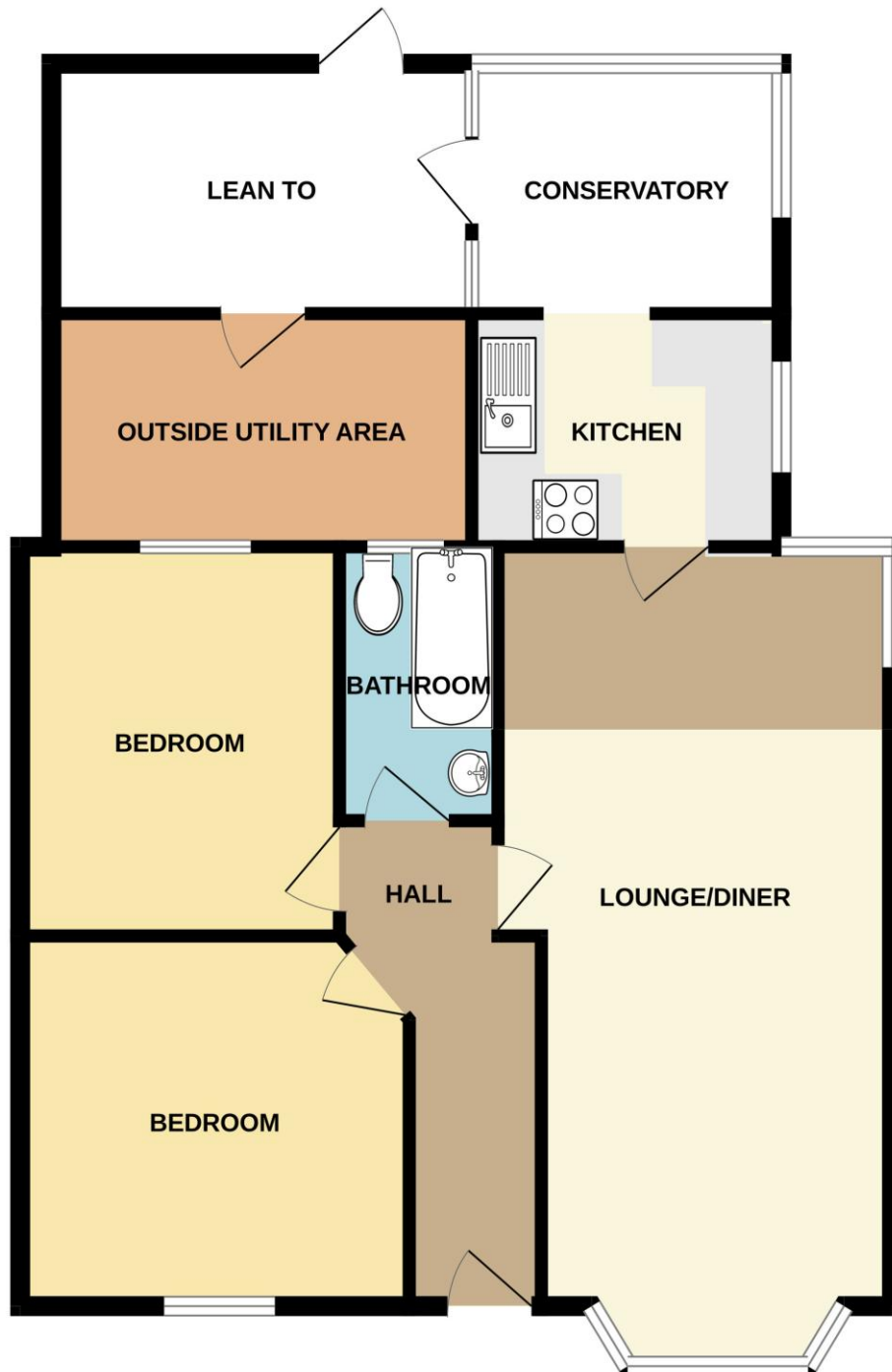
The **REAR GARDEN** measures 42' and is un-overlooked. Commencing with patio with steps up to lawn. Various established flower beds and shrubs. Steps up to further patio at rear. Shed to remain. Fencing to all boundaries. Gated side access.

GARAGE 26' x 10' 5" (7.92m x 3.18m)

With up and over door. Window to side aspect. Power and lighting.



GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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.