

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Swans Green Close, Thundersley, Benfleet, SS7 3PE



£500,000

Situated in a lovely, quiet cul-de-sac location at the heart of Thundersley Village, and offered for sale with NO ONWARD CHAIN, this three bedroom detached house sits on a substantial and beautiful, mature South West backing plot measuring approx. 8,200 sq. ft. This property offers huge potential for development, subject to usual planning consents, and currently benefits from having a spacious lounge; kitchen/diner with separate utility; ground floor bedroom; ground floor cloakroom; garage and off street parking for three vehicles, and is just a short walk to local shops, schools, cafes and Thundersley Common.

EPC rating - F. Our ref: 16178

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Swans Green Close, Thundersley, Benfleet, SS7 3PE

Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH

Obscure window to side aspect. Obscure glazed door to:

HALLWAY

Obscure window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Wall lighting. Radiator. Doors to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear aspect. Two piece suite comprising low level w/c and pedestal mounted hand wash basin. Radiator.

GROUND FLOOR BEDROOM 9' 6" x 8' 5" (2.9m x 2.57m)

Double glazed window to rear aspect. Radiator.



LOUNGE 20' 10" x 13' 8" max. (6.35m x 4.17m)

Double glazed windows to front and side aspects. Wall lighting. Two radiators. Fireplace with gas fire.



KITCHEN/DINER 18' 9" x 8' 3" (5.72m x 2.51m)

Double glazed windows to side and rear aspects. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Space for cooker. Space for washing machine. Space for fridge/freezer. Radiator. Wall mounted boiler. Door to:



UTILITY/CONSERVATORY 8' 9" x 5' 8" (2.67m x 1.73m)

Double glazed windows to front and rear aspects. Double glazed double opening doors to REAR GARDEN.

FIRST FLOOR LANDING

Airing cupboard. Doors to:

BEDROOM ONE 14' 2" x 11' 9" (4.32m x 3.58m)

Double glazed window to front aspect. Radiator.



BEDROOM TWO 13' 9" x 11' 8" (4.19m x 3.56m)

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



BATHROOM 7' 8" x 4' 6" (2.34m x 1.37m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a front garden with various shrubs, and driveway providing off street parking for three vehicles and access to GARAGE.

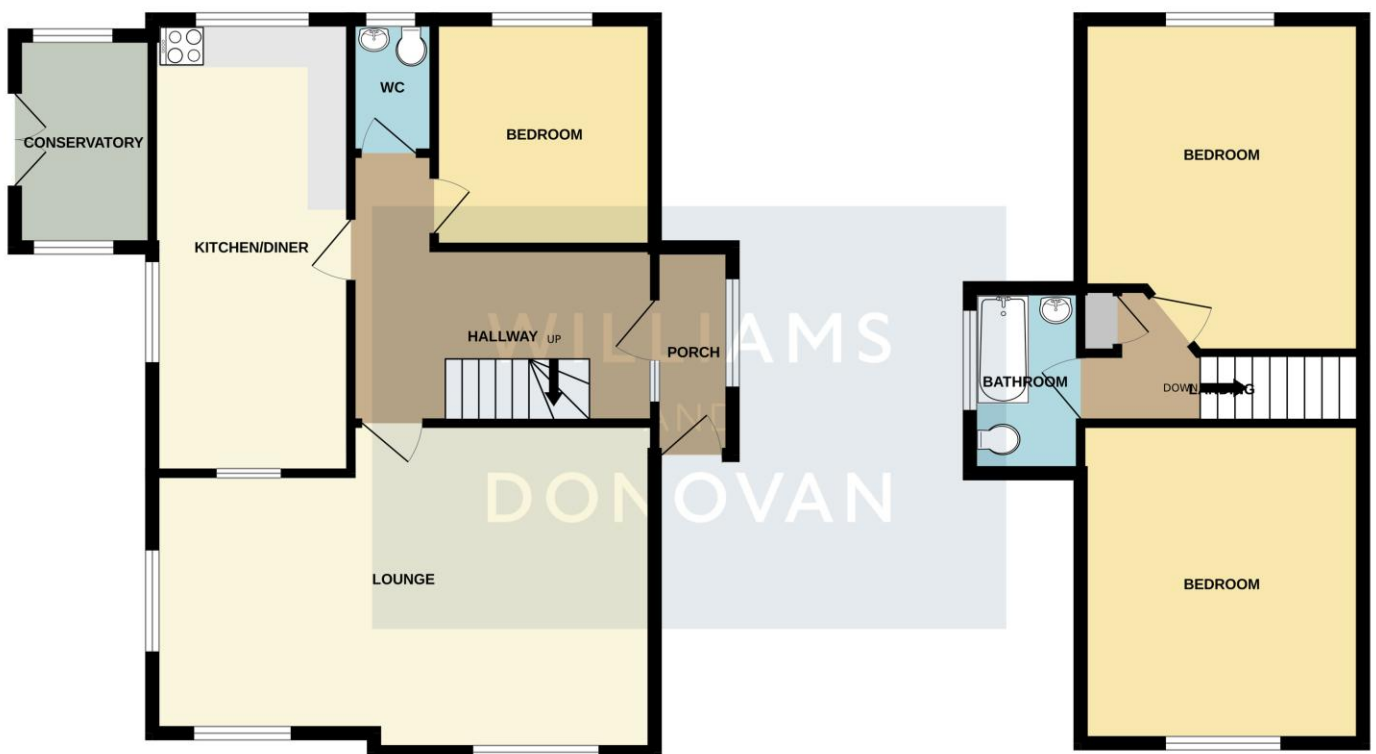
The **REAR GARDEN** is South West backing and increases in size, measuring approx. 100' x 100' at its widest. Commencing with patio area leading to lawn with mature trees, shrubs and plants. Summerhouse and shed to remain. Double opening gates to side.

GARAGE with up and over door.



GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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