

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cedar Park Close, Thundersley, Benfleet, SS7 3RU



GUIDE PRICE £375,000 - £400,000

Located in the heart of Thundersley Village, a short walk from Thundersley Primary School, Cedar Hall School, Thundersley Common and the many shops and cafes in the Village, is this three bedroom semi-detached chalet. This well presented property benefits from having a modern kitchen; spacious lounge/diner measuring 24' 3"; play room/ground floor bedroom; garage and off street parking for three vehicles, offers huge scope and potential subject to usual planning consents. EPC rating - D. Our ref: 16203

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Accommodation comprises:

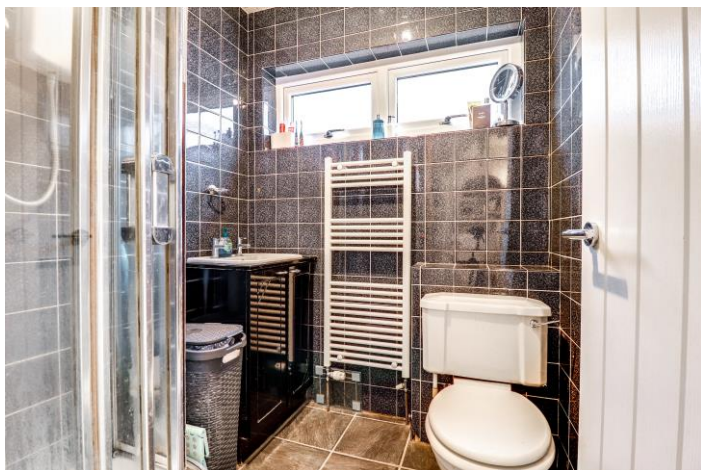
Entrance via uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate flooring. Doors to:

GROUND FLOOR SHOWER ROOM 5' 8" x 5' 7" (1.73m x 1.7m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with electric shower. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.



LOUNGE/DINER 24' 3" x 10' 9" reducing to 10' (7.39m x 3.28m > 3.05m)

Skimmed ceiling. Double glazed windows to front and rear aspects. Two radiators. Laminate flooring. Opening to:



KITCHEN 12' 4" x 7' 10" (3.76m x 2.39m)

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Range of modern base and eye level units with square edged working surfaces. Inset sink/drain. Inset 4 ring induction hob. Built in double electric ovens. Integrated fridge/freezer. Integrated dishwasher. Integrated washer dryer. Integrated wine cooler. Laminate flooring.



GROUND FLOOR BEDROOM/PLAY ROOM 11' 3" x 9' 9" (3.43m x 2.97m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Wall lighting. Doors to:

BEDROOM ONE 10' 1" x 9' 7" (3.07m x 2.92m)

Skimmed ceiling. Double glazed window to front aspect. Eaves storage. Radiator.



BEDROOM TWO 9' 8" x 9' (2.95m x 2.74m)

Skimmed ceiling. Double glazed window to rear aspect. Eaves storage. Radiator.



OUTSIDE OF PROPERTY:

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

The **REAR GARDEN** commences with paved patio leading to artificial lawn. Exterior lighting. Gated side access.



GARAGE at rear with up and over door. Power and lighting. Door to REAR GARDEN.

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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