

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Lewes Way, Thundersley, Benfleet, SS7 3RZ



### £365,000

Situated in a desirable Thundersley location within walking distance of Thundersley Village, local schools and shops and offered for sale with NO ONWARD CHAIN, is this two/three bed semi-detached chalet bungalow. The property benefits from having two reception rooms; two large double bedrooms; garage with off street parking and a West backing rear garden which backs onto Thundersley Common Park.

EPC rating - E. Our ref: 15810

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# Lewes Way, Thundersley, Benfleet, SS7 3RZ

Accommodation comprises:

Entrance via uPVC double glazed door to:

## HALLWAY

UPVC double glazed windows to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Storage cupboard housing meter and consumer unit. Further storage cupboard. Radiator. Doors to:

## LOUNGE 16' 2" x 10' 10" (4.93m x 3.3m)

UPVC double glazed French style doors with sidelights, leading to and overlooking REAR GARDEN. Feature fireplace with electric fire. Radiator.



## DINING ROOM/BEDROOM THREE 13' x 9' (3.96m x 2.74m)

UPVC double glazed window to front aspect. Radiator.



## KITCHEN 9' 1" x 8' 9" (2.77m x 2.67m)

UPVC double glazed window to rear aspect. UPVC double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel

sink drainer with chrome mixer tap. Inset 4 ring induction hob with extractor hood over and oven under. Space and plumbing for washing machine. Space for other appliances. Wall mounted Ideal combination boiler. Radiator.



## GROUND FLOOR SHOWER ROOM

Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and corner shower cubicle. Heated towel radiator. Airing cupboard. Extractor fan. Tiled walls.



## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 16' x 11' 8" (4.88m x 3.56m)

Two uPVC double glazed windows to rear aspect. Eaves storage cupboard. Radiator.





### **BEDROOM TWO 16' 9" x 11' 5" (5.11m x 3.48m)**

Two uPVC double glazed windows to front aspect. Eaves storage cupboard. Radiator.



**CLOAKROOM** Obscure uPVC double glazed window to side aspect. Two piece suite comprising close coupled w/c and wall mounted hand wash basin. Eaves storage cupboard.



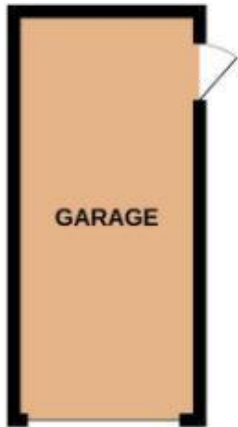
**OUTSIDE OF PROPERTY:** To the **FRONT** of the property is a lawn area with slope to front door. Mature flower beds with various plants and shrubs. Brick retaining wall to front boundary. Driveway to side providing off street parking for two vehicles and access to **GARAGE**.

The **REAR GARDEN** is West backing and commences with patio leading to lawn. Various flower beds with a variety of mature shrubs and plants. Backing directly onto Thundersley Common Park. Fencing to all boundaries. Gated side access. Side door to:

**GARAGE 18' 3" x 8' (5.56m x 2.44m)** With up and over door. Power and lighting. Door to **REAR GARDEN**.



GROUND FLOOR



1ST FLOOR



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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