

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Badger Hall Avenue, Thundersley, SS7 1TL



£475,000

We are delighted to welcome to the market this fantastic four bedroom semi-detached house situated in a highly sought after Thundersley location within easy reach of The King John School and SEEVIC college. This lovely home features a spacious lounge/diner; family kitchen; utility room; four good size bedrooms; 85' rear garden and parking for up to five cars. EPC rating - E. Our ref: 16175

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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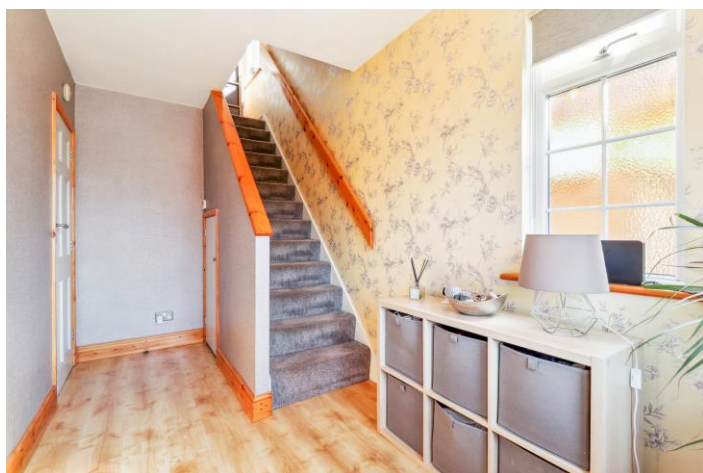
Badger Hall Avenue, Thundersley, Essex, SS7 1TL

Accommodation comprises:

Entrance via composite door to:

HALLWAY 13' 4" x 6' 4" (4.06m x 1.93m)

Skimmed ceiling. Obscured double glazed windows to front and side aspects. Stairs to first floor. Understairs storage. Radiator. Laminate flooring. Door to:



LOUNGE/DINER 26' 10" x 11' 0" max (8.18m x 3.35m max)

Skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace. Two radiators. Laminate flooring. Double glazed French doors to:



UTILITY ROOM 11' 4" x 8' 0" (3.45m x 2.44m)

Double glazed windows to rear and side aspects. Double glazed door to rear garden. Space for washing machine, tumble dryer and fridge/freezer. Laminate flooring.

KITCHEN 10' 10" x 7' 4" (3.3m x 2.24m)

Double glazed windows to rear and side aspects. Double glazed door to side. Range of base and eye level units. Roll edge work tops. Stainless steel one and a half sink/drain. Integrated four ring gas hob. Extractor hood above. Integrated double electric oven underneath. Space for fridge/freezer and dishwasher. Tiled splashbacks. Concealed wall mounted boiler, which we understand from the vendors, is newly fitted.



LANDING

Skimmed ceiling. Obscured double glazed window to side aspect. Stairs to second floor. Doors to:

BEDROOM ONE 15' 8" x 11' 0" (4.78m x 3.35m)

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



BEDROOM TWO 11' 0" x 9' 10" (3.35m x 3m)

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



BEDROOM THREE 8' 4" x 6' 6" (2.54m x 1.98m)

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

BATHROOM 7' 6" x 5' 6" (2.29m x 1.68m)

Obscured double glazed window to rear aspect. Panelled bath with mixer shower. Close coupled WC. Pedestal wash hand basin. Chrome heated towel. Tiled walls.



LOFT ROOM 13' 1" x 12' 4" (3.99m x 3.76m)

Skimmed vaulted ceiling with inset spotlights. Double glazed Velux windows to front and rear aspects. Radiator. Eaves storage.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway for up to five cars. The remainder is laid lawn with shrub borders. Electric car charging point.

The **REAR GARDEN** measures approx. 85' and commences with paved patio leading to laid lawn with mature shrub borders. Gated side access. Outside tap. Outside lighting.



GARAGE

Up and over door. Power and lighting. Door to rear garden.

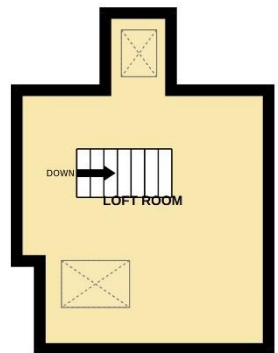
GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
175 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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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