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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Kiln Road, Thundersley, Benfleet, SS7 1SH



**GUIDE PRICE £575,000 - £600,000**

We are delighted to bring to the market this period Victorian built four double bedroom detached house, situated in a prominent position within easy reach of The King John School and SEEVIC college. With a blend of modern and character features, this unique property benefits from having a well fitted kitchen with separate dining and utility rooms; fantastic orangery; ground floor bedroom and shower room; bedroom one with ensuite bathroom; 70' wide rear garden with summerhouse, garage and off street parking for two vehicles. EPC rating - D. Our ref: 16047

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

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# Kiln Road, Thundersley, Benfleet, SS7 1SH

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate flooring. Solid oak doors to:

## LOUNGE 14' x 12' (4.27m x 3.66m)

Double glazed sash windows to front aspect. Feature fireplace. Radiator. Laminate flooring. Double glazed French style doors leading to:

## ORANGERY 16' 4" x 16' (4.98m x 4.88m)

Skimmed, vaulted ceiling. Double glazed Velux windows with rain sensors. Double glazed windows to all sides. Double glazed French style doors leading to REAR GARDEN. Two radiators.



## GROUND FLOOR BEDROOM 14' x 12' (4.27m x 3.66m)

Double glazed sash windows to front aspect. Feature fireplace with electric fire. Wall lighting. Radiator. Laminate flooring.

## KITCHEN 12' 2" x 9' 5" (3.71m x 2.87m)

Skimmed ceiling with spotlight insets. Skylight. Double glazed window to rear aspect. Double glazed barn style door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half sink bowl drainer. Space for range cooker with extractor hood above. Space for fridge/freezer. Integrated dishwasher. Downlighting. Door to:

## DINING ROOM 11' x 10' 1" (3.35m x 3.07m)

Skimmed ceiling. Double glazed French style doors leading to REAR GARDEN. Radiator. Laminate flooring. Door to:



## UTILITY ROOM 5' 9" x 5' 0" (1.75m x 1.52m)

Skimmed ceiling. Double glazed window to rear aspect. Eye level units. Roll edged working surfaces and tiled splashbacks. Space for washing machine. Space for tumble dryer. Wall mounted boiler. Laminate flooring. Door to:

## GROUND FLOOR SHOWER ROOM 5' 10" x 4' 8" (1.78m x 1.42m)

Skimmed ceiling. 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. Chrome heated towel rail. Part tiled walls. Laminate flooring.

## FIRST FLOOR LANDING

Loft access. Double glazed sash window to front aspect. Built in storage cupboard. Radiator. Solid oak doors to:

## BEDROOM ONE 11' max. x 10' 1" (3.35m x 3.07m)

Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes with sliding mirrored doors. Door to:



## ENSUITE

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Four piece suite comprising close coupled w/c, twin pedestal mounted hand wash basins, free standing claw foot bath and shower cubicle with mixer shower. Chrome heated towel rail. Part tiled walls. Stripped wooden flooring.





**BEDROOM TWO 14' x 12' (4.27m x 3.66m)**  
Double glazed sash windows to front aspect. Radiator.



**BEDROOM THREE 12' x 9' 6" (3.66m x 2.9m)**  
Skimmed ceiling. Double glazed sash windows to front aspect. Radiator. Stripped wooden flooring.



**OUTSIDE OF PROPERTY:**  
To the **FRONT** of the property is a garden with wrought iron gate leading to pathway to front door. Stone shingle are with mature shrub borders providing privacy.

The **REAR GARDEN** measures approx. 70' in width and commences with paved patio leading to lawn area. Variety of plants, trees and shrubs. Decking and seating area under pergola. Summerhouse to remain. Outside tap. Exterior lighting. Exterior power. Wrought iron side gate leading to parking area accessed by double opening gates. Large storage shed to side (12' x 10'). Bin storage area.



**GARAGE 17' 7" x 9' (5.36m x 2.74m)**  
With electric roller shutter door. Power and lighting. Door to REAR GARDEN. Paved driveway to front with space to the front for two vehicles.



GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 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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