

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Sayers, Thundersley, Benfleet, SS7 3RT



### £385,000

Situated in a quiet Thundersley cul-de-sac location, within short walking distance of both Thundersley Common and the many facilities to be found in Thundersley Village is this extended two bedroom semi-detached bungalow. Being offered with NO ONWARD CHAIN, this property benefits from having a spacious lounge/diner; garage with off street parking for numerous vehicles and a well tended 50' approx. rear garden.

EPC rating - D. Our ref: 16335

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Accommodation comprises:

Entrance via obscure double glazed door to:

## **PORCH 3' 7" x 3' 6" (1.09m x 1.07m)**

Skimmed ceiling. UPVC sidelights to front and side aspects. Obscure glazed door to:

## **HALLWAY**

Loft access hatch. Built in storage cupboard. Airing cupboard. Radiator. Doors to:

## **LOUNGE 14' 7" x 10' 2" (4.44m x 3.1m)**

Feature fireplace. Radiator. Open plan to:



## **DINING AREA 10' 2" x 6' 10" (3.1m x 2.08m)**

UPVC double glazed windows to side and rear aspects. Radiator.



## **KITCHEN 13' 2" x 7' 9" approx. (4.01m x 2.36m)**

Coved and skimmed ceiling. UPVC double glazed windows to side and rear aspects. Obscure 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. Inset 4 ring electric hob with extractor hood over and Neff electric oven under. Miele washing machine and dishwasher to remain. Tumble dryer to remain. Radiator. Laminate effect flooring.



## **BEDROOM ONE 12' x 10' 1" (3.66m x 3.07m)**

UPVC double glazed window to front aspect. Radiator.





### BEDROOM TWO 8' 10" x 8' (2.69m x 2.44m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Built in wardrobe and chest of drawers.



### BATHROOM 7' 8" x 6' 4" (2.34m x 1.93m)

Obscure uPVC double glazed window to side aspect. Four piece white bathroom suite comprising close coupled w/c, pedestal mounted hand wash basin, panelled bath with chrome shower mixer tap and shower cubicle. Part tiled walls. Radiator. Laminate wood effect flooring.



### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for numerous vehicles, with space for motor home or caravan. Brick retaining wall to front boundary. Gated shared access to rear.

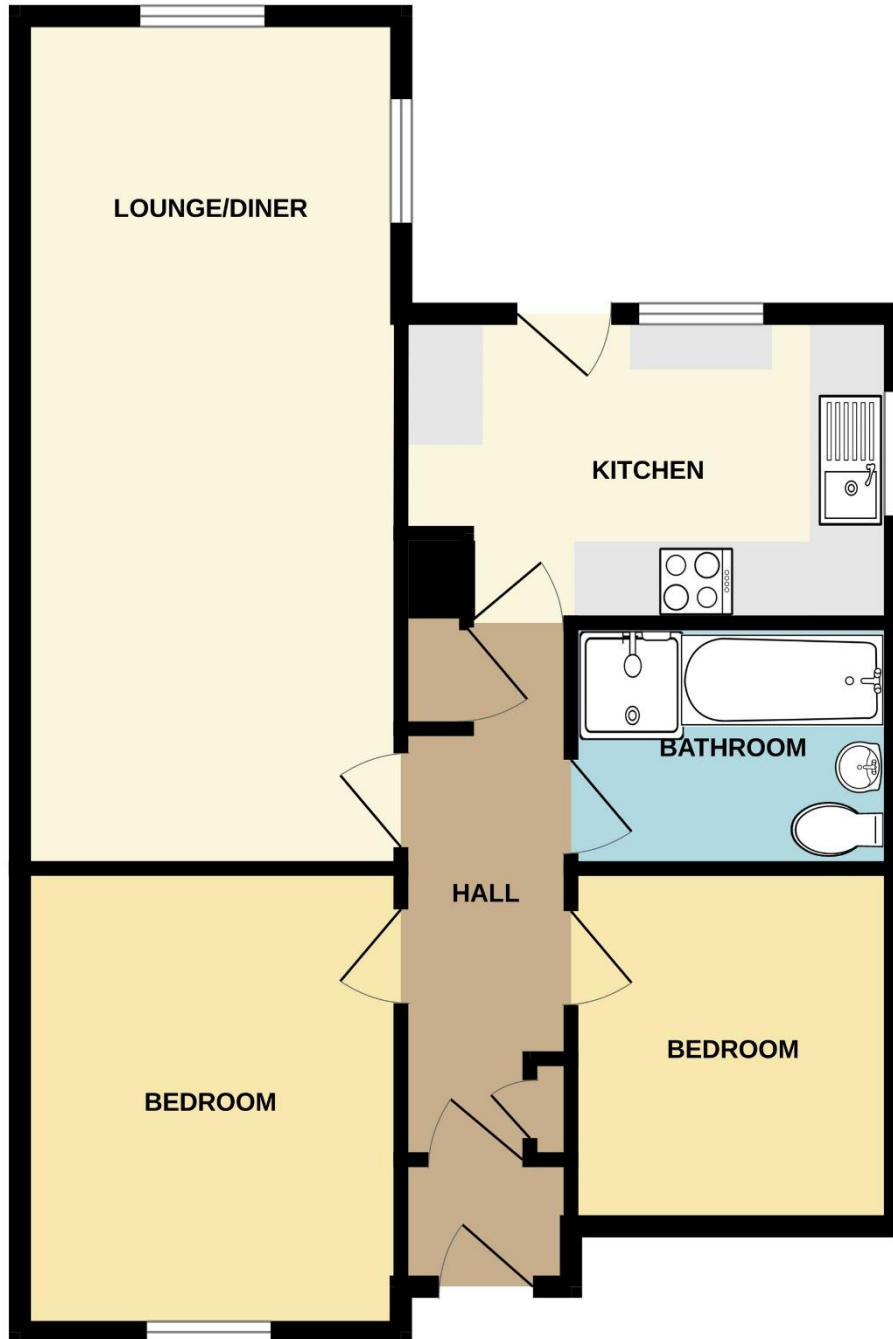
The **REAR GARDEN** measures approx. 50' and commences with paved patio with steps leading to lawn. Established flower beds and shrubs.

Shed at rear to remain. Fencing to all boundaries.



**GARAGE 15' 7" x 7' 6" (4.75m x 2.29m)** Pitch roofed garage with double opening doors to front. Obscure uPVC double glazed window to side. Door to REAR GARDEN. Power and lighting.

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.