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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Loveday Way, Thundersley, Benfleet, SS7 1FF



**£560,000**

We are delighted to offer for sale this lovely approx. 8 year old Redrow built four bedroom detached house situated on the desirable Ashcroft Place development in Thundersley. This immaculately presented property benefits from having a kitchen/family room; separate lounge; utility room; bedroom one with ensuite; garage; off street parking for two vehicles and is within easy reach of local schools, further education college, Hadleigh Town Centre and Runnymede Leisure Centre.  
EPC rating - B. Our ref: 16347

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

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# Loveday Way, Thundersley, Benfleet, SS7 1FF

Accommodation comprises:

Entrance via obscure composite door to:

## HALLWAY

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

## LOUNGE 16' 2" x 11' 4" (4.93m x 3.45m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Radiator. Laminate wood effect flooring.



## KITCHEN/FAMILY ROOM 19' 6" x 15' 2" (5.94m x 4.62m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed French style doors providing access to and overlooking REAR GARDEN. Range of base, wall and floor to ceiling units with granite working surfaces and matching upstands. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Inset 4 ring gas hob with extractor hood over. Twin eyeline electric ovens. Integrated dishwasher. Integrated fridge/freezer. Built in utility cupboard housing washing machine and tumble dryer. Designer wall radiator. Laminate wood effect flooring.



## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin with chrome mixer tap. Radiator.

## FIRST FLOOR LANDING

Skimmed ceiling. UPVC double glazed window to half stair. Loft access hatch. Built in storage cupboard housing Ideal combination gas boiler. Radiator. Doors to:

## BEDROOM ONE 13' x 10' (3.96m x 3.05m)

UPVC double glazed bay window to front aspect. Range of built in wardrobes. Radiator. Door to:



## ENSUITE SHOWER ROOM 7' 4" x 4' 6" (2.24m x 1.37m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin and double shower cubicle. Chrome heated ladder style towel rail.





#### BEDROOM TWO 12' 1" x 9' 4" (3.68m x 2.84m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring.



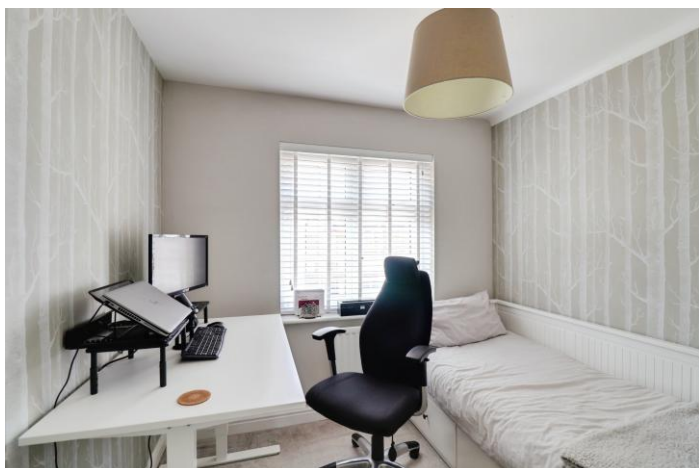
#### BEDROOM THREE 9' 8" x 8' 5" (2.95m x 2.57m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



#### BEDROOM FOUR 8' 4" x 7' 4" (2.54m x 2.24m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



#### FAMILY BATHROOM 6' 1" x 5' 7" (1.85m x 1.7m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin with chrome mixer tap and panelled bath with shower over. Chrome heated ladder style towel rail.



#### OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a block paved driveway provides off street parking for numerous vehicles and access to GARAGE. Flower beds with mature shrubs.

The **REAR GARDEN** is East backing and commences with paved patio leading to lawn. Fencing to all boundaries. Rear storage area behind garage. Gated side access.



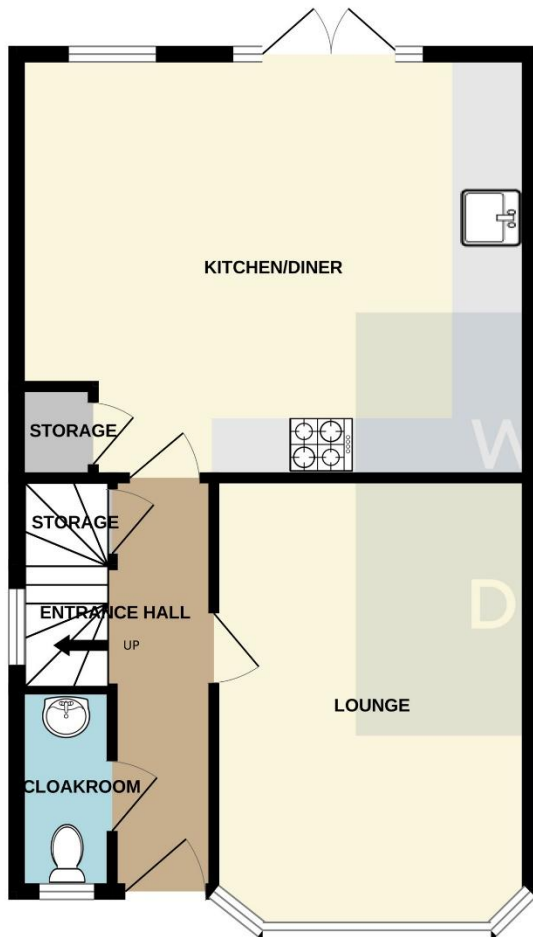
#### GARAGE 18' 6" x 9' 6" (5.64m x 2.9m)

With up and over door. Power and lighting.

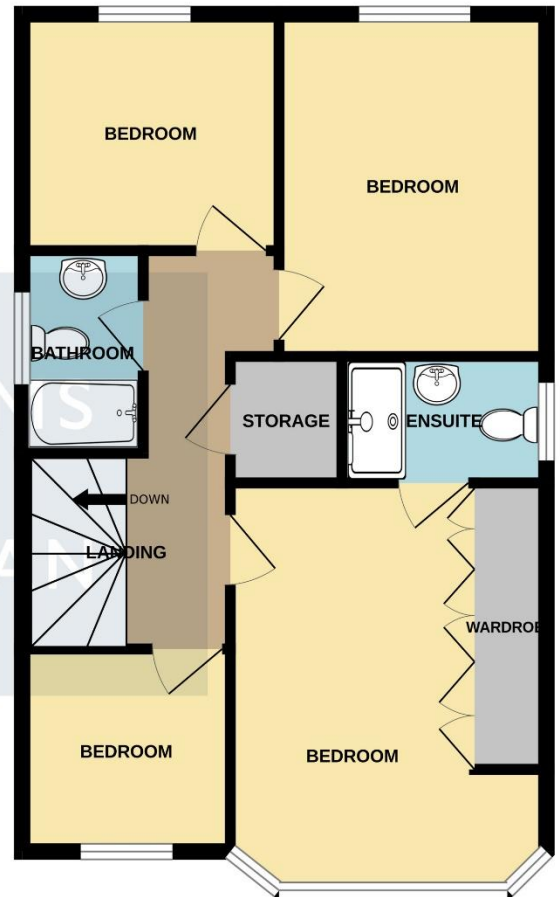
#### Agent's Note:

Service charge for upkeep of communal areas - £104.29 per annum

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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.