

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Coombewood Drive, Thundersley, Benfleet, SS7 3EA



£395,000

Situated in a desirable location, a short stroll from Coombe Wood, and easy reach of Thundersley Village and local schools, is this spacious three bedroom semi-detached chalet. Being offered with NO ONWARD CHAIN, this property requires a little updating but benefits from having two reception areas and a 16' 2" day room overlooking the rear garden; ground floor cloakroom; three good sized bedrooms; off street parking for two/three vehicles; garage and a lovely 75' rear garden. EPC rating - TBC. Our ref: 16337

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Coombewood Drive, Thundersley, Benfleet, SS7 3EA

Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH

Window to side aspect. Obscure glazed wooden door to:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION. Doors to:

LOUNGE 14' 10" x 11' 1" (4.52m x 3.38m)

UPVC double glazed window to front aspect. Feature fireplace. Radiator. Opening to:



DINING ROOM 11' 6" x 10' (3.51m x 3.05m)

UPVC double glazed patio doors to DAY ROOM. Radiator.



KITCHEN 11' 6" x 9' 2" (3.51m x 2.79m)

UPVC double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink. Inset 4 ring electric hob with extractor hood over. Built in twin electric ovens. Space for fridge/freezer. Space for washing

machine. Tiled floor.

DAY ROOM 16' 2" x 8' 2" (4.93m x 2.49m)

UPVC double glazed patio doors to rear aspect, providing access to and overlooking REAR GARDEN. Built in storage cupboard with obscure window to rear aspect. Radiator. Door to REAR GARDEN. Door to:



INNER HALLWAY

UPVC double glazed door to REAR GARDEN. Door to:

GROUND FLOOR CLOAKROOM 4' 10" x 4' 4" (1.47m x 1.32m)

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Part tiled walls. Tiled floor.

FIRST FLOOR LANDING

Loft access hatch. UPVC double glazed window to half stair. Built in storage cupboard. Doors to:

BEDROOM ONE 13' 9" x 11' 8" (4.19m x 3.56m)

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



BEDROOM TWO 11' 5" x 7' 8" (3.48m x 2.34m)

UPVC double glazed window to rear aspect.
Radiator.



BEDROOM THREE 12' 2" x 7' 9" (3.71m x 2.36m)

UPVC double glazed window to front aspect. Built in cupboards. Radiator.

FAMILY BATHROOM 7' 8" x 7' 6" (2.34m x 2.29m)

Obscure dual aspect double glazed windows to side and rear aspects. Four piece suite comprising close coupled w/c, pedestal mounted hand wash basin, corner bath and shower cubicle. Radiator.

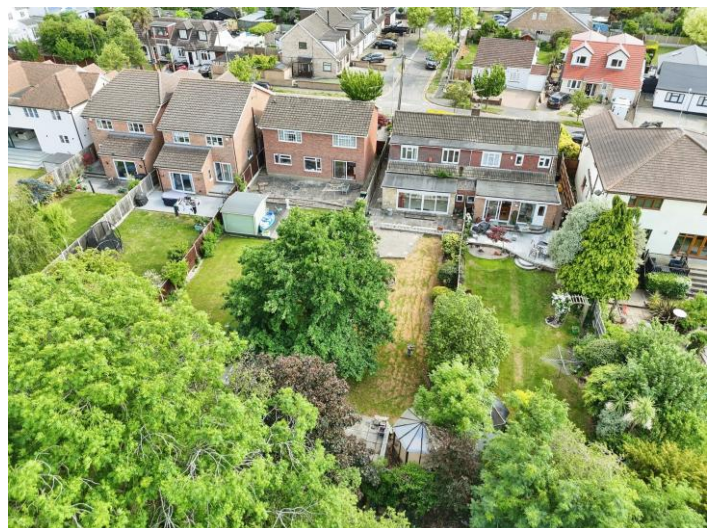


OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large driveway providing off street parking for two/three vehicles and access to **GARAGE**. Established flower beds and mature shrubs. Gated side access.

The **REAR GARDEN** measures approx. 75' and commences with paved patio leading to further patio area with pathway to rear. The remainder is mostly laid to lawn with various flower beds with an abundance of mature shrubs. Further patio at rear of

garden with summerhouse and shed to remain. Fencing to all boundaries.



GARAGE 16' 6" x 7' 10" (5.03m x 2.39m)

With up and over door. Power and lighting. Wall mounted combination gas boiler. Consumer unit.

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.9 sq.m.) approx.
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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.