

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kingsley Lane, Thundersley, Benfleet, SS7 3TU



Offers in Excess of £375,000

Lovely, deceptively spacious two bedroom semi-detached bungalow with potential to extend, subject to usual planning consents, situated within easy reach of local and major routes, and shopping facilities at Rayleigh Weir. This extended property benefits from having a modern fitted kitchen; two reception rooms, one of which has bi-folding doors opening to the 80' approx. rear garden and off street parking for two vehicles.

EPC rating - TBC. Our ref: 16380

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Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Door to:

KITCHEN 10' 9" x 10' 5" (3.28m x 3.18m)

Skimmed ceiling. Double glazed window to front aspect, with fitted fly screen. Range of modern base and eye level units. Roll edged working surfaces. Inset sink drainer. Inset 4 ring Neff induction hob with extractor hood above and electric oven under. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks. Radiator. Laminate flooring. Opening to:



DINING ROOM 15' x 9' 9" (4.57m x 2.97m)

Skimmed ceiling. Feature brick built fireplace with log burner to remain. Fitted storage units to either side. Radiator. Laminate flooring. Opening to:



LOUNGE 19' 5" x 10' 3" (5.92m x 3.12m)

Skimmed ceiling. Spotlight insets. Roof lantern. Double glazed bi-folding doors, with custom built sliding fly screen, leading to and overlooking REAR GARDEN. Radiator. Laminate flooring.



INNER HALLWAY

Skimmed ceiling. Loft access with drop ladder. Wall mounted combi-boiler. Laminate flooring. Doors to:

BEDROOM ONE 10' x 10' (3.05m x 3.05m)

Skimmed ceiling. Double glazed window to side aspect, with fitted fly screen. Fitted wardrobe. Radiator.



BEDROOM TWO 11' x 7' (3.35m x 2.13m)

Skimmed ceiling. Double glazed window to front aspect, with fitted fly screen. Radiator.



BATHROOM 7' x 6' 2" (2.13m x 1.88m)

Skimmed ceiling. Spotlight insets. Obscure double glazed window to front aspect, with fitted fly screen. Modern three piece suite comprising low level w/c, wash hand basin and panelled bath with shower attachment and bi-folding shower screen. Heated towel rail. Tiled walls.



OUTSIDE OF PROPERTY:

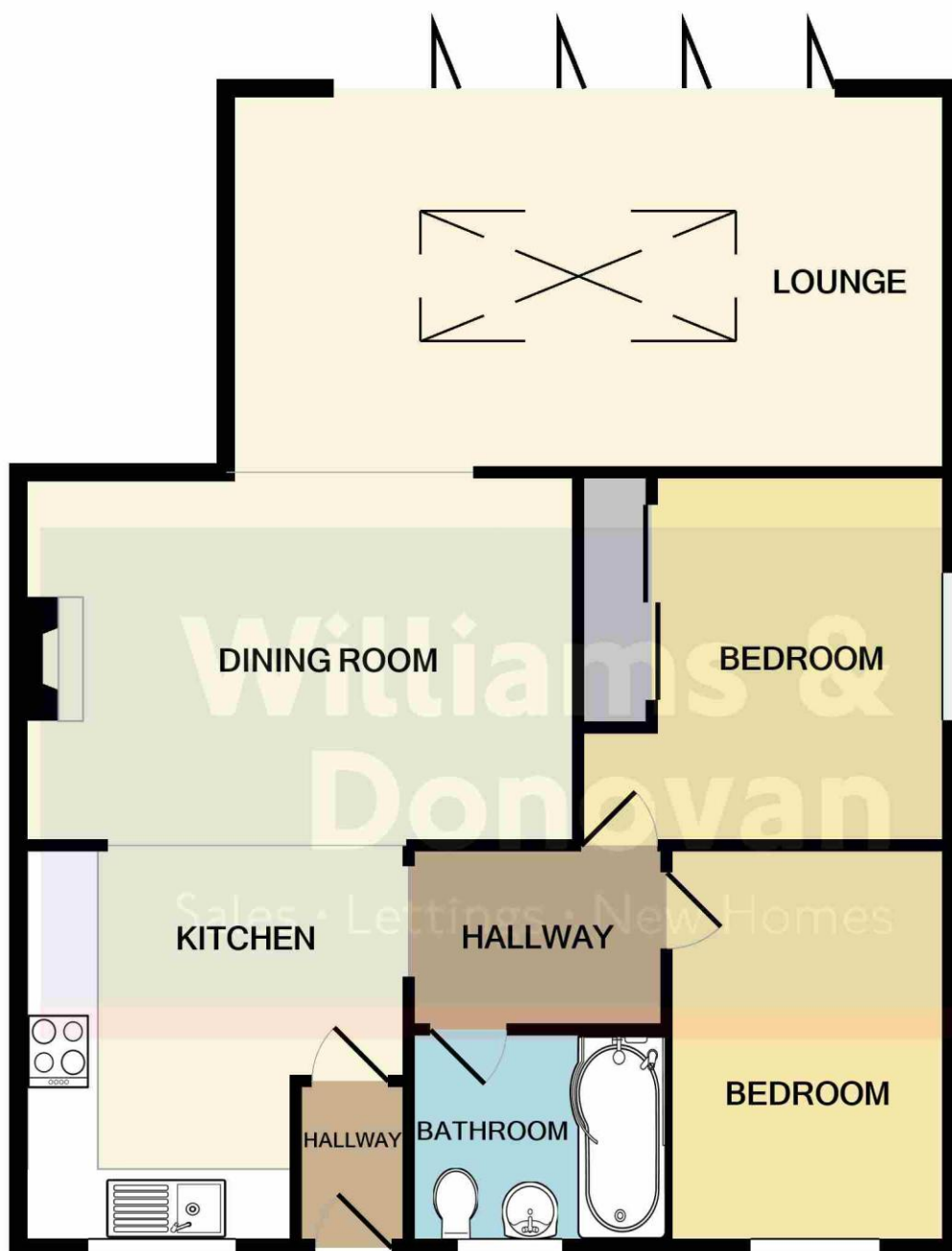
To the **FRONT** of the property, a driveway provides off street parking for two vehicles. Shrub borders. Outside tap.

The **REAR GARDEN** measures approx. 80' and commences with decking area. Steps down to patio area, which, in turn leads to the lawn area. Shrub borders. Outside tap. External lighting. Gated side access.



OUTBUILDINGS:

Outside w/c comprising low level w/c. Brick built storage shed with power and lighting and space for tumble dryer.



TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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