

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Langford Crescent, Thundersley, SS7 3JP



£460,000

We are pleased to bring to the market this lovely, extended three bedroom semi-detached chalet situated in a desirable cul-de-sac location, within easy reach of both Thundersley Common and the many amenities to be found in Thundersley Village. This well-presented property benefits from having spacious open plan living accommodation, with additional sitting room; ground floor bedroom one; four piece bathroom; off street parking for three vehicles and a beautifully mature, secluded 60' Westerly backing rear garden.

EPC rating - TBC. Our ref: 16414

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Langford Crescent, Thundersley, SS7 3JP

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Radiator. Solid oak doors to:

GROUND FLOOR BATHROOM 11' x 7' 10" (3.35m x 2.39m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath with shower attachment and double shower cubicle with electric Aqualisa mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.



GROUND FLOOR BEDROOM ONE 13' 5" into bay x 10' 3" plus wardrobes(4.09m x 3.12m)

Skimmed ceiling. Double glazed bay window, with fitted shutters, to front aspect. Built in wardrobes. Radiator. Laminate flooring.



STUDY 12' 2" x 10' (3.71m x 3.05m)

Skimmed ceiling. Double glazed window, with fitted

shutters, to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Fitted desk and units. Laminate flooring.

SITTING ROOM 10' 8" x 8' (3.25m x 2.44m)

Skimmed ceiling with spotlight insets. Fitted storage units. Radiator. Opening to:



LOUNGE 21' x 13' 4" (6.4m x 4.06m)

Skimmed ceiling. Two tall designer radiators. Opening to:

DINING ROOM 12' 9" x 9' 10" (3.89m x 3m)

Double glazed windows to side and rear aspects. Double glazed French style doors leading to and overlooking REAR GARDEN. Opening to:



KITCHEN 10' 6" x 9' 8" (3.2m x 2.95m)

Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor hood above and electric oven under. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Airing cupboard housing combi

boiler (which, we understand from the vendor, is one year old). Laminate flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM TWO 15' 1" max. x 8' 1" (4.6m x 2.46m)

Double glazed windows to rear aspect. Radiator.



BEDROOM THREE 9' 8" x 8' 10" (2.95m x 2.69m)

Double glazed Velux window to front aspect. Eaves storage. Radiator.



FIRST FLOOR CLOAKROOM 4' 8" x 3' 7" (1.42m x 1.09m)

Skimmed ceiling. Double glazed Velux window. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for three vehicles.

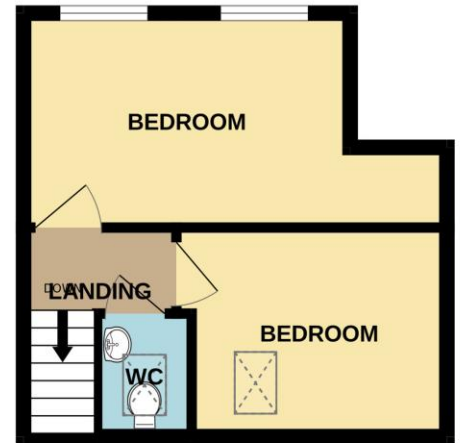
As previously mentioned, the **REAR GARDEN** is Westerly backing and measures approx. 60'. A beautifully maintained garden, commencing with

Indian sandstone patio with steps down to lawn. Various mature shrub and flower bed borders. Koi fish pond. Gated side access. Brick built bar with power and lighting. Shed to remain. Outside tap. Exterior lighting.



GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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