

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hermitage Close, Thundersley, SS7 1TH



£545,000

In a highly sought after quiet Thundersley cul-de-sac location, with a fabulous South backing rear garden measuring approx. 300', backing directly onto Thundersley Glen, is this spacious three bedroom detached house. Conveniently situated, this property benefits from having a 24' 2" lounge/diner; ground floor cloakroom; 19' 3" bedroom one with ensuite and garage with off street parking to the front. EPC rating - D. Our ref: 16498

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Hermitage Close, Thundersley, SS7 1TH

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

SPACIOUS ENTRANCE HALL 24' x 7' 7" (7.32m x 2.31m)

UPVC double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with built in storage cupboard under. Further storage cupboard. Radiator. Door to GARAGE. Doors to:

LOUNGE/DINER 24' 2" x 19' 5" (7.37m x 5.92m)

Two double glazed patio doors leading to and overlooking REAR GARDEN. Double glazed window to side aspect. Three radiators. Serving hatch to:



KITCHEN 13' 9" x 11' 7" (4.19m x 3.53m)

UPVC double glazed window to side aspect. UPVC double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and matching upstands. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Inset 5 ring gas hob with extractor hood over. Built in double electric oven. Space for fridge/freezer. Space for dishwasher. Space for washing machine. Space for tumble dryer.



GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin. Radiator.

FIRST FLOOR LANDING 14' 5" x 7' 9" (4.39m x 2.36m)

UPVC double glazed window to side aspect. Loft access hatch. Three storage cupboards. Radiator. Doors to:

BEDROOM ONE 19' 3" x 12' 4" (5.87m x 3.76m)

Two uPVC double glazed windows to rear aspect with views towards Thundersley Glen. Radiator. Door to:



ENSUITE SHOWER ROOM 9' 3" x 4' 3" (2.82m x 1.3m)

Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and double shower cubicle. Radiator.

BEDROOM TWO 12' 7" x 9' 8" (3.84m x 2.95m)

UPVC double glazed window to front aspect. Radiator.



BEDROOM THREE 9' 7" x 8' 2" (2.92m x 2.49m)

UPVC double glazed window to front aspect. Radiator.



BATHROOM 11' 3" x 6' 7" (3.43m x 2.01m)

Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with chrome shower mixer tap and shower over. Radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking and access to GARAGE. Lawn area with established flower beds and shrubs. Gated side access to each side.

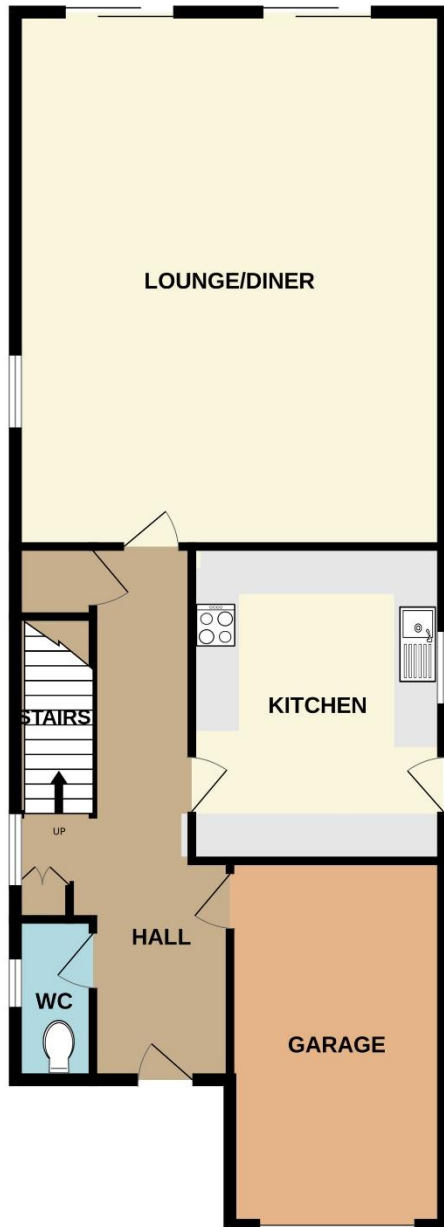
The **REAR GARDEN** measures approx. 300' and is South backing. Commencing with paved patio leading to lawn with hedgerow and steps down to further tiered lawn levels leading directly into Thundersley Glen. Various mature shrubs and trees and private, secluded seating areas.

GARAGE 16' 3" x 9' 9" (4.95m x 2.97m)

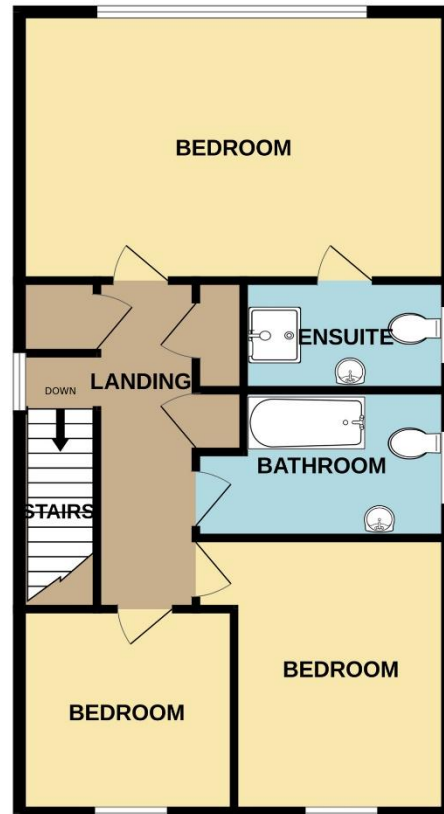
With up and over door. Power and lighting. Internal door to HALLWAY.



GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1744 sq.ft. (162.0 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.