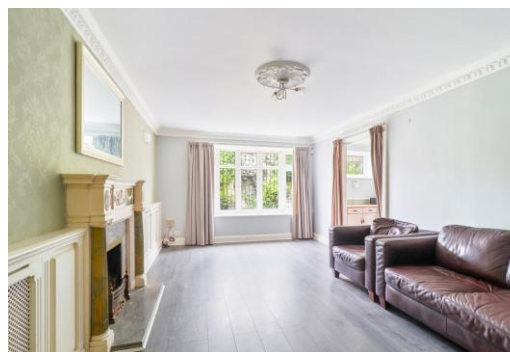


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Badgers Way, Thundersley, Benfleet, SS7 1TP



£475,000

Situated in one of the most prestigious Thundersley locations, within short walking distance of The King John School and Thundersley Glen and offered for sale with NO ONWARD CHAIN, is this spacious three bedroom link-detached house. This well presented property benefits from having a modern kitchen/diner measuring 17' 7", imposing lounge measuring 18' 8"; additional sitting room/playroom; ground floor cloakroom; three good sized bedrooms; double length garage with off street parking for three vehicles and an unoverlooked rear garden measuring approx. 40'.

EPC rating - D. Our ref: 13203

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

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



Badgers Way, Thundersley, Benfleet, SS7 1TP

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Obscure double glazed windows to front and side aspects. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Tall designer radiator. Alarm system. Laminate flooring. Doors to:



GROUND FLOOR CLOAKROOM 5' x 2' 6" (1.52m x 0.76m)

Skimmed ceiling. Two piece suite comprising close coupled w/c and hand wash basin. Radiator. Tiled walls. Tiled floor.

LOUNGE 18' 8" x 11' 2" (5.69m x 3.4m)

Skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace. Wall lighting. Two radiators. Laminate flooring.



KITCHEN 17' 7" x 9' (5.36m x 2.74m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with square edged working surfaces and tiled splashback. Inset ceramic sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Integrated

dishwasher. Space for American style fridge/freezer. Space for washing machine. Breakfast bar. Downlighting. Concealed wall mounted boiler. Tiled floor. Door to:

SECOND RECEPTION ROOM/PLAYROOM 18' 5" x 8' 3" (5.61m x 2.51m)

Skimmed ceiling. Double glazed patio doors leading to and overlooking REAR GARDEN. Radiator. Laminate flooring. Door to GARAGE.



FIRST FLOOR LANDING

Skimmed ceiling. Obscure double glazed window to side aspect. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 14' 9" x 11' (4.5m x 3.35m)

Double glazed window to front aspect. Range of fitted wardrobes, matching dressing table and drawers. Radiator.



BEDROOM TWO 12' 2" x 11' 1" max. (3.71m x 3.38m)

Double glazed window to rear aspect. Radiator. Laminate flooring.



BEDROOM THREE 9' 10" x 6' 3" (3m x 1.91m)

Double glazed window to front aspect. Radiator. Laminate flooring.



FAMILY BATHROOM 7' 6" x 6' 5" (2.29m x 1.96m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped panelled bath with shower attachment. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large, paved driveway providing off street parking for three vehicles and access to GARAGE. Various mature trees and shrubs.

The **REAR GARDEN** is un-overlooked and measures approx. 40'. Commencing with paved patio leading to lawn and stone shingle areas. Mature flower and shrub bed borders. Shed to remain. Outside tap. Exterior power and lighting. Gated side access.



DOUBLE LENGTH GARAGE 27' 2" x 8' 4" (8.28m x 2.54m)

With electric up and over door. Power and lighting.

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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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