

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Grasmere Road, Thundersley, SS7 3HF



£800,000

We are delighted to offer for sale this lovely four/five double bedroom detached chalet, offering incredibly versatile living accommodation which would suit a variety of potential buyers. Situated in a desirable Thundersley location, in close proximity to Kingston School and walking distance of Thundersley Village, with a fabulous West backing rear garden backing woodland and measuring approx. 150', this property also benefits from having a spacious lounge; kitchen/breakfast room; panoramic 22' 5" conservatory; two potential ground floor bedrooms; bedroom one with ensuite; large garage with mezzanine floor and ample off street parking. EPC rating - D. Our ref: 16525

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

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



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Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Alarm and CCTV to remain. Radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Understairs storage cupboard. Tiled floor.

STUDY/BEDROOM 16' 1" max. x 10' 3" (4.9m x 3.12m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Laminate flooring.



GROUND FLOOR BEDROOM/FURTHER RECEPTION ROOM 13' 10" max. x 10' 2" (4.22m x 3.1m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Laminate flooring.



LOUNGE 21' 1" x 12' 5" (6.43m x 3.78m)

Skimmed ceiling. Double glazed patio doors to CONSERVATORY. Feature fireplace. Two radiators. Laminate flooring.



CONSERVATORY 22' 5" x 10' 5" (6.83m x 3.18m)

Glass roofed conservatory. Double glazed windows to side and rear aspects. Two sets of double glazed French style doors to REAR GARDEN. Two radiators. Tiled floor. Opening to:

KITCHEN/BREAKFAST ROOM 15' 8" x 12' 4" (4.78m x 3.76m)

Skimmed ceiling. Double glazed window to side aspect. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Space for range cooker with extractor fan above. Integrated dishwasher. Space for fridge/freezer. Breakfast bar. Radiator. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access with drop ladder. Double glazed window to side aspect. Radiator. Doors to:

BEDROOM ONE 15' 5" x 12' 2" (4.7m x 3.71m)

Double glazed window to rear aspect. Radiator. Door to:



ENSUITE 8' 10" x 5' (2.69m x 1.52m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Tiled walls. Chrome heated towel rail. Tiled floor.

BEDROOM TWO 12' 2" x 12' (3.71m x 3.66m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.

BEDROOM THREE 13' 1" x 10' (3.99m x 3.05m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.

FAMILY BATHROOM 14' 4" x 11' (4.37m x 3.35m)

Skimmed ceiling with inset spotlights. Obscure double glazed window to front aspect. Four piece suite comprising close coupled w/c, twin hand wash basins with storage beneath, panelled bath and double length shower cubicle with mixer shower. Part tiled walls. Chrome heated towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an extensive stone shingle driveway providing off street parking for 5/6 vehicles, including space for motor home or caravan, and access to GARAGE. Gated side access to both flanks.

As previously mentioned, the **REAR GARDEN** is West backing and measures approx. 150'. Backing directly onto woodland, the garden commences with raised paved patio/seating and decking area, with steps down to lawn area. Mature flower and shrub bed borders. Various trees. Further steps down into woodland area with various secluded areas, including housing a koi pond and cabin to remain. Exterior lighting. Outside tap.



GARAGE 18' x 14' 1" (5.49m x 4.29m) With up and over door. Power and lighting. Steps up to mezzanine floor. Double glazed door and window to rear aspect. Also housing separate cloakroom with own double glazed window to rear aspect, closed coupled w/c and pedestal mounted hand wash basin. Wall mounted combi boiler.

Agent's Note:

This property has previously had planning permission granted for the garage to be converted into a granny annex, and for a replacement garage to be built on the opposite side, under reference 19/0768/FUL on Castle Point Council's planning portal.



Total area: approx. 213.2 sq. metres (2295.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Grasmere Road

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