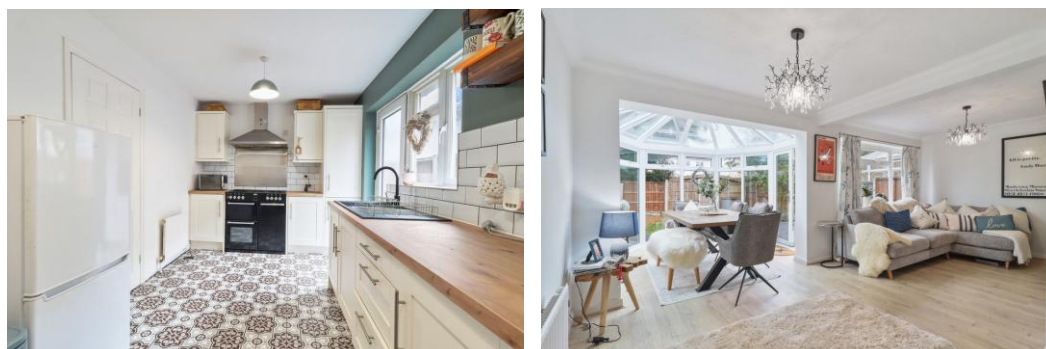


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Parkstone Avenue, Thundersley, SS7 1SP



£450,000

We are pleased to bring to the market this well presented three bedroom detached chalet, situated in a desirable Thundersley cul-de-sac location, within easy walking distance of The King John School and Thundersley Glen, and close to local transport links. The property benefits from having a 19' 8" lounge/diner; conservatory; ground floor cloakroom/utility; two double first floor bedrooms and further ground floor bedroom three/snug; off street parking for two vehicles and a 42' rear garden.

EPC rating - E. Our ref: 16286

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

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Parkstone Avenue, Thundersley, SS7 1SP

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION.
Radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM/UTILITY 7' x 5' 2" (2.13m x 1.57m)

Obscure double glazed window to front aspect. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin. Base unit with space and plumbing for washing machine. Space for tumble dryer. Radiator. Laminate flooring.

GROUND FLOOR BEDROOM THREE/SNUG 15' 4" x 7' 9" (4.67m x 2.36m)

Double glazed windows to front and side aspects. Radiator. Laminate flooring.



KITCHEN 14' 3" x 8' 2" (4.34m x 2.49m)

Skimmed ceiling. Double glazed window to side aspect. Double glazed door to side aspect. Range of base and eye level units with square edged working surfaces. Inset one and a half bowl sink drainer. Space for range cooker with extractor fan above. Space for fridge/freezer. Tiled splashbacks. Tiled floor. Concealed wall mounted combi boiler. Radiator.

LOUNGE/DINER 19' 8" x 11' 4" (5.99m x 3.45m)

Double glazed window to rear aspect. Feature fireplace with electric fire insert. Two radiators. Laminate flooring. Opening to:



CONSERVATORY 10' 2" x 9' 3" (3.1m x 2.82m)

Double glazed windows to side and rear aspects. Double glazed French style doors leading to REAR GARDEN. Laminate flooring.



FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE 13' 4" x 11' 9" (4.06m x 3.58m)

Double glazed window to front aspect. Fitted wardrobes. Built in storage cupboard. Radiator.



BEDROOM TWO 11' 9" x 11' 5" (3.58m x 3.48m)
Double glazed window to rear aspect. Built in storage cupboard. Eaves storage. Radiator.



BATHROOM 7' 8" x 6' 9" (2.34m x 2.06m)
Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with electric shower. Tiled walls. Radiator.



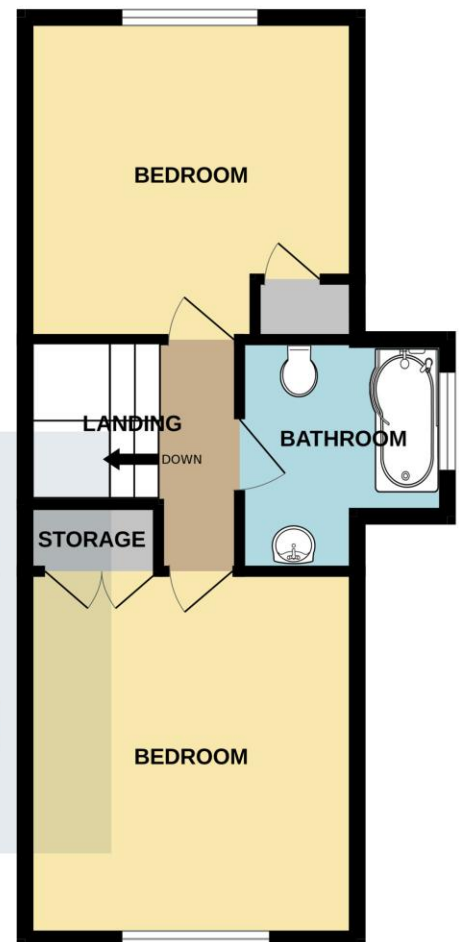
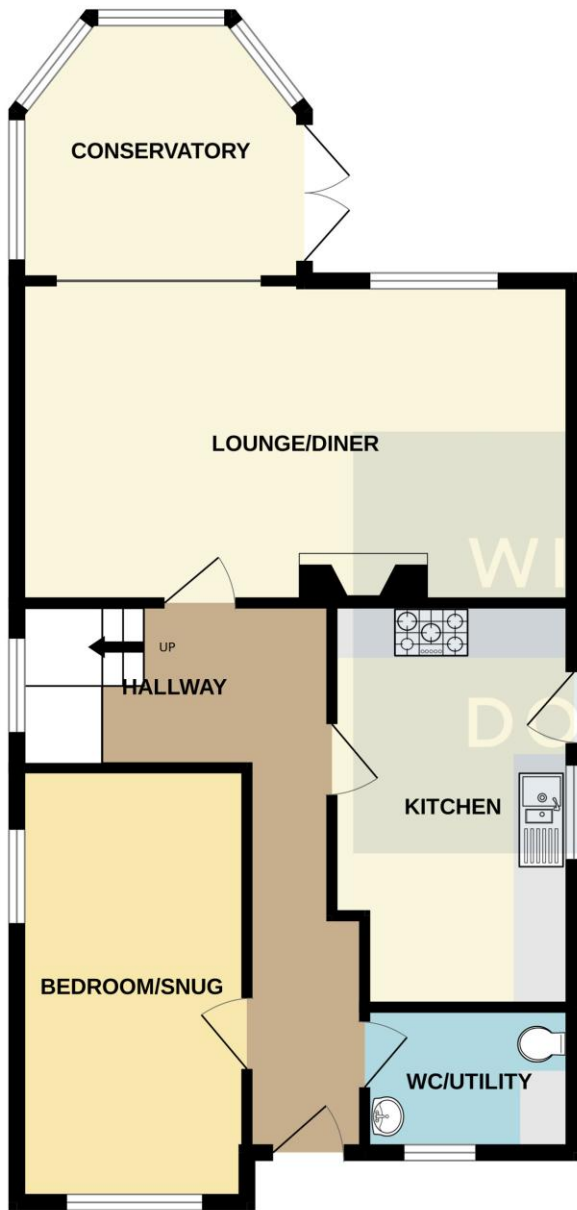
OUTSIDE OF PROPERTY:
To the **FRONT** of the property is a driveway providing off street parking for two vehicles. Brick built retaining wall to front boundary. Gated side access.

The **REAR GARDEN** measures approx. 42' and commences with composite decking area with steps down to lawn. Outside tap.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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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.