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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Netherfield, Thundersley, Benfleet, SS7 1TY



£650,000

Situated in a peaceful and highly sought after Thundersley location is this lovely three/four bedroom detached family home. Currently configured as a three bedroom, but formerly a four bed, this property benefits from having a spacious 27' 4" lounge; stylish kitchen/diner; ground floor study; three double bedrooms; large garage with parking for two vehicles, and is within easy reach of SEEVIC USP college, Runnymede pool and all local amenities via the nearby A13. EPC rating - TBC. Our ref: 13650

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Accommodation comprises.

Entrance via composite door to:

HALLWAY

Obscure double glazed windows to front aspect. Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard, housing combi boiler. Radiator. Tiled floor. 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. Part tiled walls. Tiled floor.

LOUNGE 27' 4" x 13' 5" reducing to 11' 6" (8.33m x 4.09m > 3.51m)

Skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace. Two radiators. Door to STUDY.



KITCHEN 14' 7" x 12' 7" (4.44m x 3.84m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Double glazed door to side. Range of stylish base and eye level units with solid granite working surfaces. Inset sink drainer. Space for range cooker. Integrated dishwasher. Integrated washing machine. Central island with matching granite working surface. Under counter lighting. Tiled floor. Opening to:



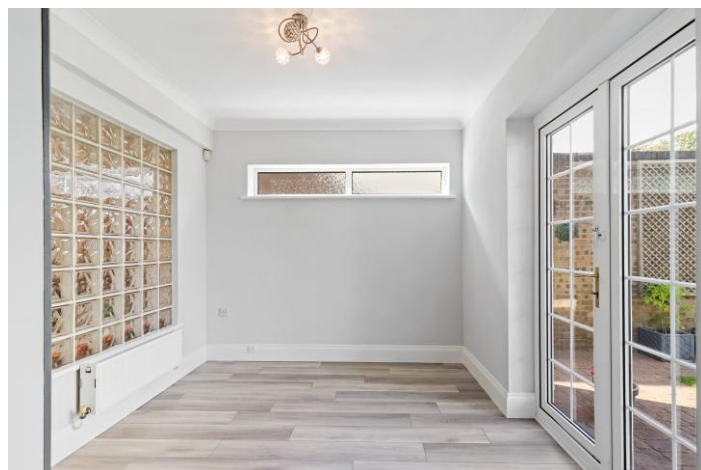
DINING AREA 12' 7" x 8' 10" (3.84m x 2.69m)

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Double glazed French style doors leading to and overlooking REAR GARDEN. Space for fridge/freezer. Radiator. Tiled floor. Door to:



STUDY 11' 8" x 8' 7" (3.56m x 2.62m)

Skimmed ceiling. Obscure double glazed window to side aspect. Double glazed French style doors leading to REAR GARDEN. Built in storage cupboards. Laminate flooring.



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access. Double glazed window to front aspect. Built in storage cupboard. Radiator. Doors to:

BEDROOM ONE 15' 9" x 10' (4.8m x 3.05m)

Skimmed ceiling with spotlight insets. Double glazed windows to front aspect. Radiator.



OUTSIDE OF PROPERTY:

This property sits on a corner plot, with a garden to **FRONT** comprising lawn area with various mature plant and shrubs, and pathway to front door.

The **REAR GARDEN** measures 38' in width and commences with paved patio areas to side and rear, leading to lawn. Gated side access. Outside tap.

BEDROOM TWO 15' 6" x 10' 5" reducing to 7' (4.72m x 3.18m > 2.13m)

Formerly two separate bedrooms and can easily be converted back. Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Radiator.



GARAGE

Accessed to the side of the property, with electric up and over door, power and lighting. Door to **REAR GARDEN**. Driveway to front providing off street parking for two vehicles.

BEDROOM THREE 14' x 12' 4" reducing to 9' (4.27m x 3.76m > 2.74m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM 10' 8" x 5' 10" (3.25m x 1.78m)

Skimmed ceiling with spotlight insets. Obscure double glazed windows to side aspect. Four piece suite comprising close coupled w/c, pedestal mounted hand wash basin, free standing bath with shower attachment and shower cubicle with mixer shower. Heated towel rail. Radiator. Tiled walls. Tiled floor.





Two floorplans showing the property configured both as a three bedroom and as a four bedroom property.



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.