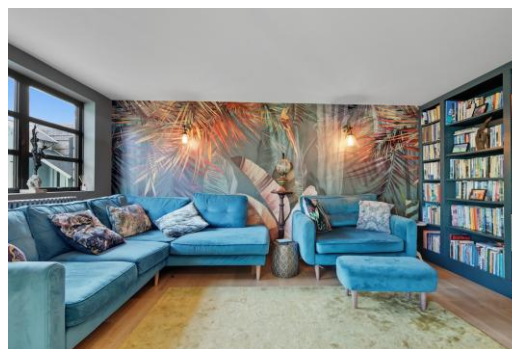


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Thundersley Park Road, Benfleet, SS7 1AH



Offers in Excess of £700,000

Offered for sale with NO ONWARD CHAIN, this spacious five double bedroom detached chalet is beautifully presented with bold and tasteful décor, situated in a desirable Benfleet location, close to Thundersley Glen for woodland walks and less than a mile from Thundersley Village. Benefitting from having a fabulous modern 29' kitchen with separate utility; 14' 6" lounge; two ground floor bedrooms with a ground floor bathroom; three first floor bedrooms with a further stylish four piece bathroom, this immaculate property also offers a garage with off street parking for up to six vehicles and a peaceful, secluded rear garden measuring approx. 70' x 46'. EPC rating - C. Our ref: 16027

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

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



Thundersley Park Road, Benfleet, SS7 1AH

Accommodation comprises:

Entrance via solid wood door to:

PORCH

Double glazed window to side aspect. Tiled floor. Door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Engineered wood flooring. Doors to:

GROUND FLOOR BATHROOM 8' 8" x 5' 9" (2.64m x 1.75m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Chrome heated towel rail. Part tiled walls. Tiled floor.



KITCHEN/DINER 29' x 12' (8.84m x 3.66m)

Skimmed ceiling with inset spotlights. Double glazed windows to rear aspect. Double glazed aluminium French style doors leading to and overlooking REAR GARDEN. Range of modern base and eye level units with marble working surfaces. Inset sink drainer. Central island with matching working surface. Inset 4 ring induction hob with extractor fan above. Additional single gas hob. Built in double electric ovens. Integrated single fridge/freezer. Feature fireplace. Tall designer radiator. Engineered wood flooring. Double opening doors to:



LOUNGE 14' 6" x 10' 3" (4.42m x 3.12m)

Skimmed ceiling. Double glazed window to rear aspect. Wall lighting. Ornate radiator. Engineered wooden flooring.

GROUND FLOOR BEDROOM FOUR 13' 5" x 12' (4.09m x 3.66m)

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



GROUND FLOOR BEDROOM FIVE/OFFICE 12' max. x 9'6" (3.66m x 2.92m)

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

UTILITY ROOM 5' 9" x 5' 5" (1.75m x 1.65m)

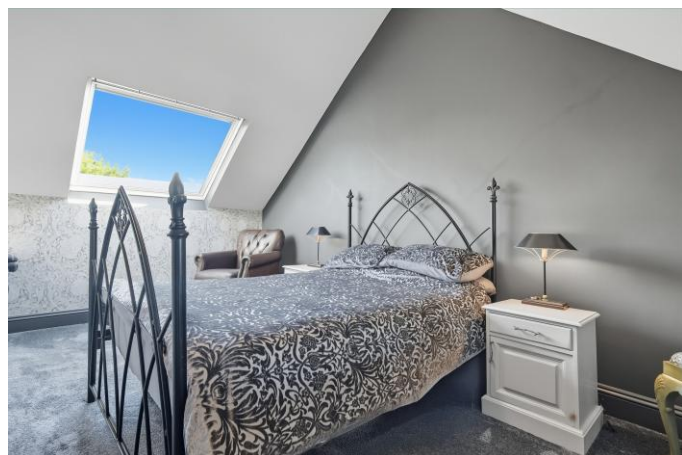
Skimmed ceiling. Range of base and eye level units with roll edged working surfaces. Space for washing machine. Space for tumble dryer. Extractor fan. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Double glazed Velux window to rear aspect. Eaves storage. Doors to:

BEDROOM ONE 16' 8" x 10' 5" (5.08m x 3.18m)

Skimmed and vaulted ceiling. Double glazed window to front aspect. Double glazed Velux window to rear aspect. Ornate radiator.



BEDROOM TWO 16' 2" x 10' (4.93m x 3.05m)

Skimmed ceiling with spotlight insets. Double glazed Velux windows to rear aspect. Ornate radiator.



BEDROOM THREE 11' 6" x 9' 6" max. (3.51m x 2.9m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Ornate radiator.

BATHROOM 20' x 16' 1" reducing to 9' (6.1m x 4.9m > 2.74m)

Some restricted headroom. Skimmed ceiling with spotlight insets. Double glazed Velux window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, free standing bath with shower attachment and shower cubicle with mixer shower. Heated towel rail. Luxury vinyl flooring.



OUTSIDE OF PROPERTY:

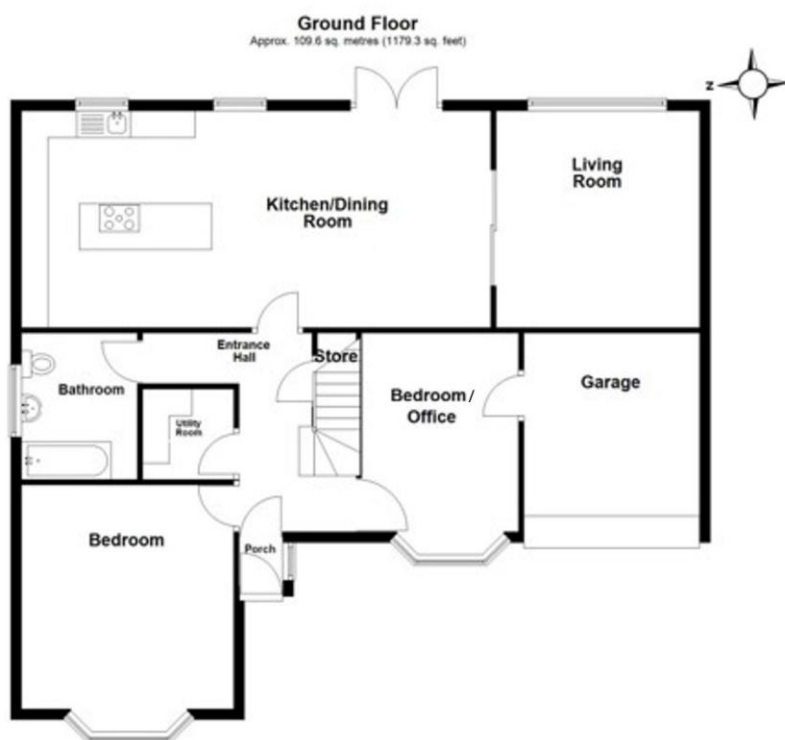
To the **FRONT** of the property is stone shingle driveway providing off street parking for up to six vehicles. With mature shrub and tree borders.

The **REAR GARDEN** is secluded and peaceful measuring 70' max. x 46' and commences with composite decking area leading to lawn. Mature shrub borders. Shed to remain. Gated side access. Outside tap. Exterior lighting.



GARAGE 10' 2" x 10' 2" (3.1m x 3.1m)

With up and over door. Power and lighting. Door to BEDROOM FIVE/STUDY.



Total area: approx. 187.8 sq. metres (2021.8 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.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.™

Thundersley Park Road

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.