

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Grandview Road, Thundersley, SS7 3JZ



£485,000

Situated in the heart of Thundersley Village, with its variety of schools, shops, cafés and restaurants, and a short walk to Thundersley Common, is this lovely Edwardian three bedroom property. Benefitting from having three reception rooms; a modern fitted kitchen; ground floor cloakroom; three double bedrooms and a fabulous family bathroom, this character property also offers off street parking for two vehicles and a 130' South West backing rear garden, making it an ideal home for the growing family.

EPC rating - TBC. Our ref: 15794

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 with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Laminate flooring. Door to:

LOUNGE 14' 1" into bay x 13' (4.29m x 3.96m)

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

STUDY/PLAYROOM 13' x 11' 1" (3.96m x 3.38m)

Skimmed ceiling. Double glazed window to side aspect. Understairs storage cupboard. Radiator. Laminate flooring. Door to:



KITCHEN 13' x 9' 10" (3.96m x 3m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Range of modern base and eye level units with solid granite working surfaces. Inset one and a half bowl stainless steel sink drainer. Inset 5 ring gas hob with extractor fan above. Built in electric oven. Integrated microwave/grill. Integrated dishwasher. Integrated fridge/freezer. Space for washing machine and tumble dryer. Under counter and plinth lighting. Concealed wall mounted boiler. Radiator. Laminate flooring. Opening to:

INNER HALL

Skimmed ceiling with spotlight insets. Double glazed door to side providing access to REAR GARDEN. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM 7' 6" x 3' 2" (2.29m x 0.97m)

Skimmed ceiling with spotlight insets. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Radiator. Extractor fan. Laminate flooring.

DINING ROOM 14' 5" x 14' 1" (4.39m x 4.29m)

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



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 14' 9" x 11' 7" (4.5m x 3.53m)

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



BEDROOM TWO 13' x 11' 1" (3.96m x 3.38m)

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



BEDROOM THREE 11' 2" x 9' 1" (3.4m x 2.77m)

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



FAMILY BATHROOM 10' 3" x 10' 1" max. (3.12m x 3.07m)

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



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two vehicles. Double opening gates to side.

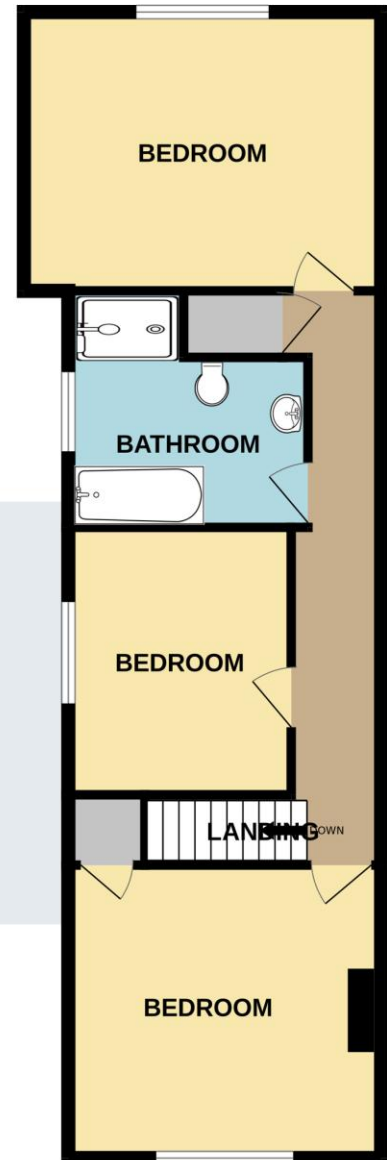
As previously mentioned, the **REAR GARDEN** measures approx. 130' and is South-west backing. Commencing with large decking area with stone shingle border, leading to lawn. Various trees and shrubs. Shed to remain. Outside tap. Exterior lighting.



GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



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.