

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kiln Road, Thundersley, Benfleet, SS7 1SL



£495,000

Situated in a private road yet conveniently located for major routes and bus routes via the A13, and a short drive to Hadleigh Town Centre, is this lovely three bedroom detached bungalow. Offered for sale with NO ONWARD CHAIN, this well presented property benefits from having a 15' 4" lounge; 29' 2" glass roofed conservatory; 11' 9" kitchen; bedroom one with ensuite; garage with off street parking for two vehicles and an un-overlooked South backing rear garden. EPC rating - D. Our ref: 16589

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Accommodation comprises:

Entrance via obscure uPVC double glazed leadlight door to:

RECEPTION HALL

Obscure uPVC double glazed leadlight window to front aspect. Coved and skimmed ceiling. Loft access hatch. Radiator inside cover. Airing cupboard. Storage cupboard. Laminate wood effect flooring. Doors to:

LOUNGE 15' 4" x 14' 7" (4.67m x 4.44m)

UPVC double glazed patio door to CONSERVATORY. Feature fireplace with gas fire insert. Radiator.



KITCHEN 11' 9" x 10' 9" (3.58m x 3.28m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed leadlight window to front aspect. UPVC double glazed leadlight door to side aspect. Range of base, eye level and floor to ceiling units with granite working surfaces and matching upstands. Inset one and a half sink bowl drainer with chrome mixer tap. Inset electric hob with extractor hood over. Built in twin eyeline electric ovens. Integrated microwave. Integrated washing machine. Integrated fridge/freezer. Integrated dishwasher. Tiled floor.

CONSERVATORY 29' 2" x 13' 1" max. (8.89m x 3.99m)

Glass roofed conservatory. UPVC double glazed patio doors to REAR GARDEN. Two uPVC double glazed doors, one to each side, to REAR GARDEN. Double glazed windows to all sides. Tiled floor with underfloor heating. Two ceiling fans. Two electric opening windows to glass roof.



BEDROOM ONE 13' 9" x 12' 9" (4.19m x 3.89m)

UPVC double glazed leadlight window to side aspect. Extensive range of fitted wardrobes and matching drawers. Radiator inside cupboard. Door to:



ENSUITE 10' 9" x 2' 7" (3.28m x 0.79m)

Obscure uPVC double glazed leadlight window to side aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin and shower cubicle. Radiator. Tiled walls. Tiled floor.

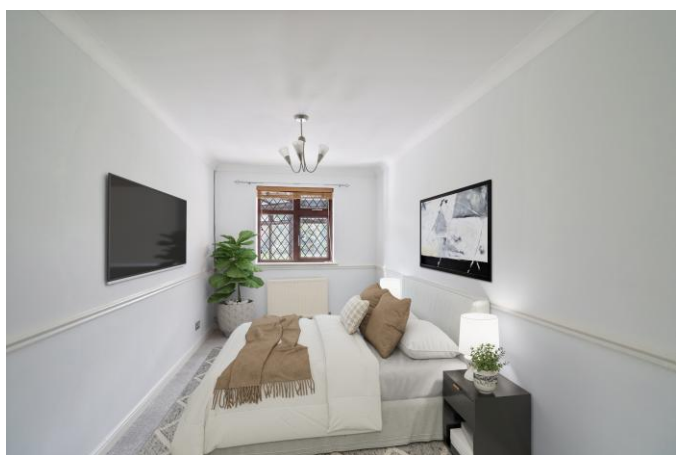
BEDROOM TWO 14' 5" x 9' 6" (4.39m x 2.9m)

UPVC double glazed patio door to CONSERVATORY. Radiator inside cover.



BEDROOM THREE 15' 6" x 8' (4.72m x 2.44m)

Coved and skimmed ceiling. UPVC double glazed leadlight window to rear aspect. Radiator.



BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

Obscure leadlight window to side aspect, with blind to remain. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin with chrome mixer tap and panelled bath with shower over. Radiator. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles and access to GARAGE. Gated side access. Further allocated parking opposite for four vehicles.

The **REAR GARDEN** is South backing and un-overlooked. Measuring 25' x 43' approx. and commencing with crazy paved pathway and steps up to lawn. Various established flower beds with a variety of mature plants and shrubs. Block paved side storage area. Shed at rear to remain. Fencing to all boundaries.



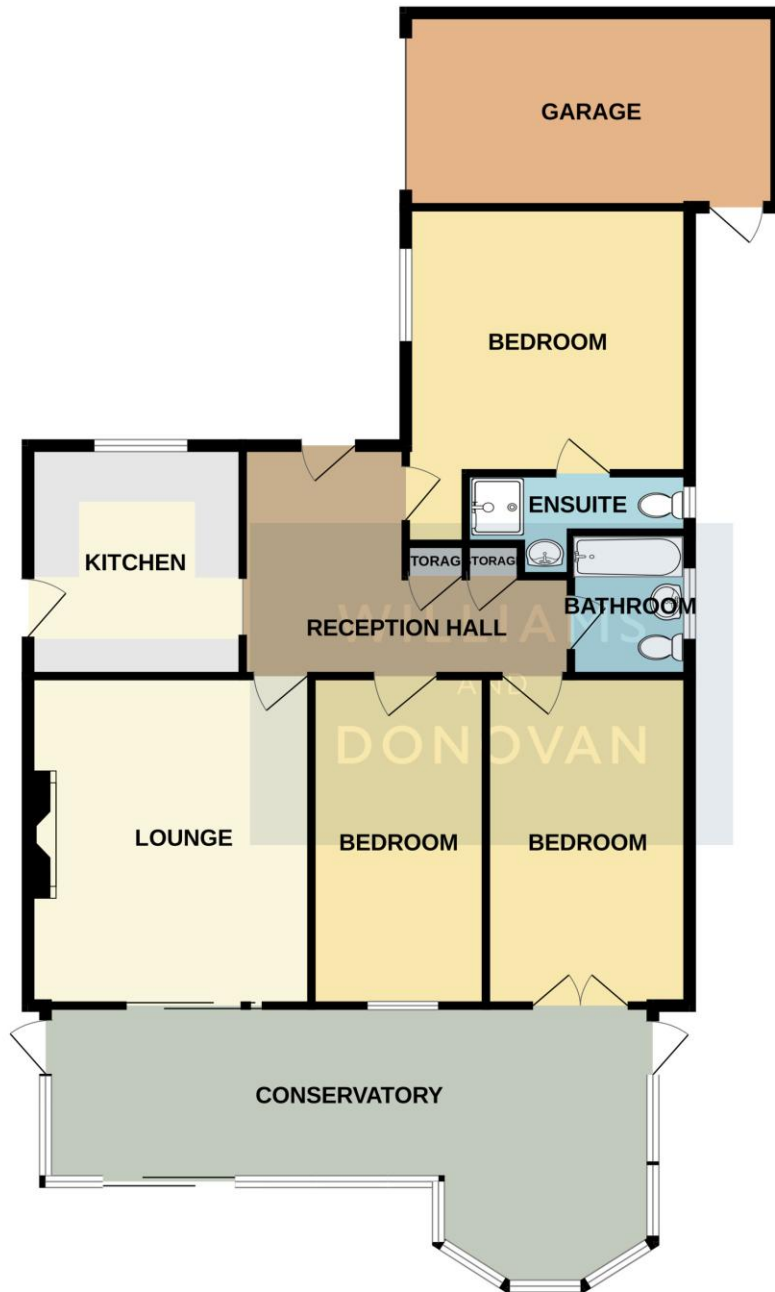
GARAGE 19' 3" x 9' 2" (5.87m x 2.79m)

With up and over door. Power and lighting. Door to REAR GARDEN.

Agent's Note:

The furnished internal photos of this property have been digitally staged.

GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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