

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Church Road, Thundersley, Benfleet, SS7 3HB



£375,000

Being just a short walk to Thundersley's OFSTED outstanding Kingston Primary School, this well presented and spacious three bedroom semi-detached house offers a perfect home for the growing family. Benefitting from having an open plan lounge/diner measuring 27'; 11' 9" kitchen; ground floor cloakroom; three good sized bedrooms; South backing rear garden, a partially converted garage with parking to the front and is conveniently located for the many amenities nearby in Thundersley Village.

EPC rating - D. Our ref: 14209

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Church Road, Thundersley, Benfleet, SS7 3HB

Accommodation comprises:

Entrance via composite door to:

PORCH

Skimmed ceiling. Obscure double glazed windows to front and side aspects. Laminate flooring. Door to:

HALLWAY

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



GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath.

LOUNGE/DINER 27' x 10' 7" max. (8.23m x 3.23m)

Double glazed bay window to front aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Media wall with fitted storage units and space for wall mounted TV. Two radiators. Laminate flooring.



KITCHEN 11' 9" x 6' 9" (3.58m x 2.06m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces with roll edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring gas hob. Built in double electric oven. Integrated under counter fridge and freezer. Space for washing machine. Tiled walls.

FIRST FLOOR LANDING

Skimmed ceiling. Loft hatch. Doors to:

BEDROOM ONE 15' x 10' 4" (4.57m x 3.15m)

Double glazed window to front aspect. Fitted wardrobes. Radiator. Laminate flooring.



BEDROOM TWO 11' 10" x 10' 4" (3.61m x 3.15m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 12' x 6' 4" (3.66m x 1.93m)

Double glazed window to front aspect. Radiator. Laminate flooring.



FAMILY BATHROOM 7' 2" x 6' 4" (2.18m x 1.93m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and P-shaped bath with shower over. Chrome heated towel rail. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawned area with pathway to front door. Gated side access.

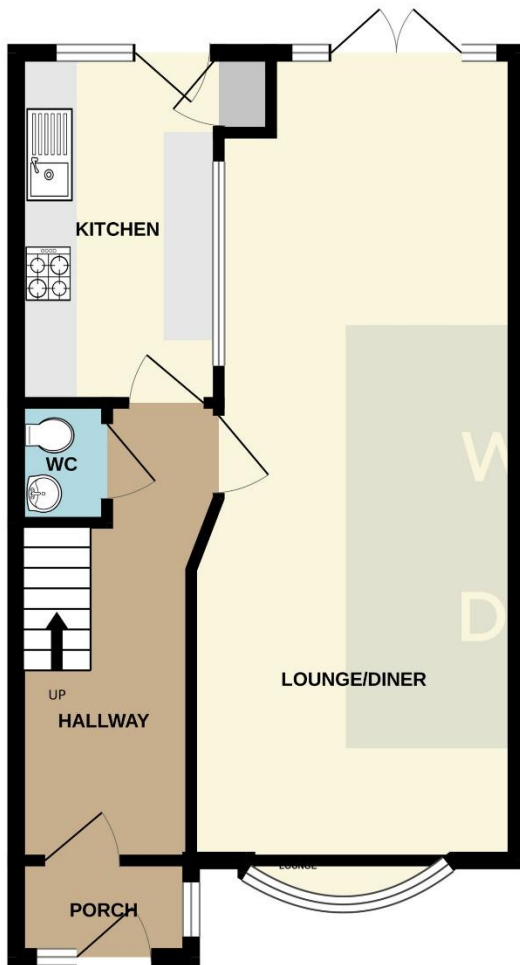
The **REAR GARDEN** is South backing and measures approx. 40'. Commencing with paved patio leading to lawn. Shed to remain. Door to GARAGE at rear.



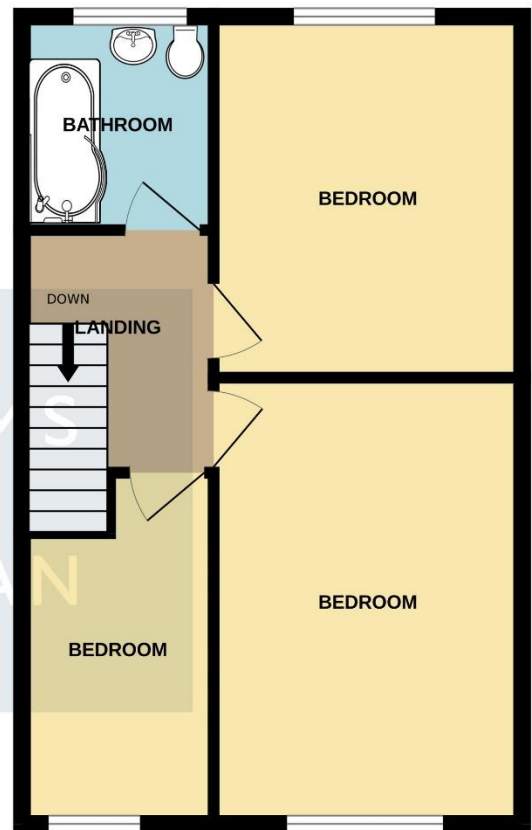
GARAGE 16' 8" x 8' 3" (5.08m x 2.51m)

Roller shutter door. Power and lighting. Partially converted by being split into two parts, to provide a storage area to the front and a gym area to the rear. Off street parking to the front.

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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