

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Thundersley Church Road, Benfleet, SS7 3ES



GUIDE PRICE £475,000 - £500,000

Conveniently situated within easy reach of local schools, shops and major routes via the A13, is this charming three/four bedroom detached chalet. This well presented property would suit a variety of potential buyers, offering versatile living accommodation, including lounge measuring 19' 5"; separate dining area; ground floor bedroom/additional reception room; ground floor bathroom and first floor shower room; long garage measuring 24' 2", with off street parking for three/four vehicles and a 40' x 40' South backing rear garden.

EPC rating - E. Our ref: 16263

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Thundersley Church Road, Benfleet, SS7 3ES

Accommodation comprises:

Entrance via composite front door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Ornate covered radiator. Laminate flooring. Doors to:

LOUNGE 19' 5" into bay x 9' 10" (5.92m x 3m)

Skimmed ceiling. Double glazed bay window with fitted shutters, to front aspect. Feature fireplace. Two radiators. Laminate flooring.



GROUND FLOOR BEDROOM/RECEPTION ROOM 14' 4" into bay x 9' 5" (4.37m x 2.87m)

Skimmed ceiling. Double glazed bay window with fitted shutters, to front aspect. Radiator. Laminate flooring.



GROUND FLOOR BATHROOM 11' 3" x 6' 3" (3.43m x 1.91m)

Skimmed ceiling. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, pedestal mounted hand wash basin,

panelled bath with shower attachment and corner shower cubicle with mixer shower. Heated towel rail. Tiled walls. Tiled floor.

DINING ROOM 14' x 6' 6" (4.27m x 1.98m)

Skimmed ceiling. Double glazed door to REAR GARDEN. Double glazed patio doors leading to and overlooking REAR GARDEN. Radiator. Tiled floor. Opening to:



KITCHEN 14' 3" x 8' 9" (4.34m x 2.67m)

Skimmed ceiling with spotlight insets. Double glazed bay window to rear aspect. Further double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Range cooker to remain. Space for fridge/freezer. Space for dishwasher. Integrated under counter freezer. Integrated washing machine. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling. Radiator. Doors to:

BEDROOM ONE 17' 7" max. x 10' 4" max. (5.36m x 3.15m)

Skimmed ceiling. Double glazed windows to front and side aspects. Eaves storage cupboards. Radiator.



BEDROOM TWO 14' 8" x 7' 6" (4.47m x 2.29m)

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



BEDROOM THREE 12' 6" x 6' 7" (3.81m x 2.01m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate flooring.

SHOWER ROOM 8' 3" x 5' 7" (2.51m x 1.7m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Recently installed three piece white suite comprising enclosed w/c, hand wash basin with storage beneath and double walk in shower cubicle. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large, imprinted driveway providing off street parking for up to four vehicles and access to GARAGE. Attractive flower bed with various shrubs. Gated side access.

The **REAR GARDEN** is South backing and measures approx. 40' square. Commencing with large decking area leading to lawn. Shed to remain. Mature shrub bed borders. Outside tap. Exterior lighting.



GARAGE 24' 2" x 9' 8" max. (7.37m x 2.95m)

Longer than usual in length, the GARAGE has an up and over door. Power and lighting. Door to REAR GARDEN.

Estate Agency Act 1979, Section 21 – in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is related to a member of staff at Williams and Donovan

GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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