



Kiln Road, Thundersley, Essex, SS7 1RS

4 bed detached house / **Guide Price** £425,000 - £450,000 / t. 01702 555888









Offered with no onward chain is this spacious **four bedroom** detached family home situated in this convenient location, set nicely back from the road. Having large lounge, open plan kitchen/diner and ground floor w.c together with generous size bedrooms and a stunning four piece bathroom suite. Outside there is a good size rear garden, garage and ample off street parking to front.

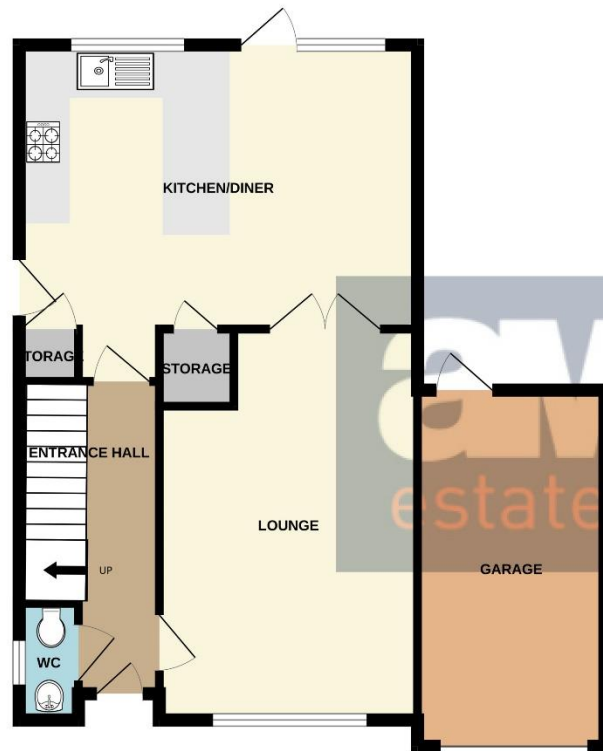
Situated in this excellent location within close proximity and the catchments of Westwood Academy and King John schools whilst also having local shops, amenities and supermarkets within easy reach. Hadleigh Country Park and Hadleigh Castle are a short way away and transport links via bus routes, major trunks roads and Benfleet mainline station with direct links into London are also within easy access. This great family home has so much to offer and therefore we would advise viewing at your earliest opportunity.

Find us on

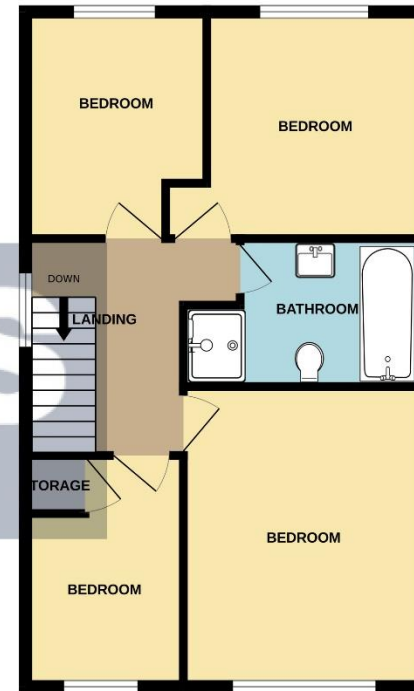


**A space to  
call home.**

GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 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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+ Good Size Lounge





## Highlights

- / Spacious Four Bedroom Detached Family Home**
- / Large Lounge**
- / Open Plan Kitchen/Diner**
- / Ground Floor W.C**
- / Good Size Bedrooms**
- / Luxury Four Piece Bathroom Suite**
- / Lovely Rear Garden**
- / Garage**
- / Ample Off Street Parking**
- / Set Back From The Road**
- / Vaillant Combination Boiler**
- / No Onward Chain**
- / Prime Location**
- / Westwood Academy & King John Catchments**
- / Transport Links Within Easy Reach**
- / Close To Shops, Amenities And Country Park**
- / USP College Close By**

Obscure double glazed entrance door to:

**Entrance Hall** \ Wood flooring, radiator, power points, smooth plastered and coved ceiling with inset spotlights, carpeted stairs with timber balustrade and glass insert leading to first floor, understairs storage cupboard, doors to accommodation off.

**Lounge 17'6 x 10'5 Max** \ Double glazed window to front, wood flooring, T.V point for wall mounted flatscreen television, power points, radiator, smooth plastered and coved ceiling, doors to and from kitchen/diner.

**Kitchen/Diner 17'9 x 15'1 Max** \ The kitchen comprising double bowl sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with gas hob above and chimney style extractor above, integrated dishwasher, integrated washing machine, under cupboard lighting, tiled walls, wood flooring, power points, USB charging points, cupboard housing Vaillant combination boiler, inset spotlights, double glazed door to side leading to garden, double glazed window to rear, breakfast bar facility. Open plan to the dining area having continuation of wood flooring, power points, radiator, large storage cupboard, inset spotlights, double glazed window to rear with double glazed door adjacent leading to rear garden.

**Ground Floor W.C** \ Two piece suite comprising push button w.c, vanity wash basin with chrome controls and storage below, radiator, tiled walls, wood flooring, obscure double glazed window to side.

**Landing** \ Continuation of fitted carpet, double glazed window to side, smooth plastered and coved ceiling, doors to accommodation off.

**Bedroom One 13'5 x 10'** \ Double glazed window to front, fitted carpet, power points, radiator.









**Bedroom Two 9'11 x 9'1** \ Double glazed window to rear, fitted carpet, radiator, power points, loft access hatch.

**Bedroom Three 9'11 x 7'11** \ Double glazed window to rear, fitted carpet, radiator, power points, USB charging points.

**Bedroom Four 10'6 x 6'11** \ Double glazed window to front, fitted carpet, radiator, power points, storage cupboard.

**Bathroom 9'4 x 5'4** \ Luxury four piece suite comprising panelled bath, vanity wash basin with chrome mixer tap and storage below, push button w.c, enclosed shower cubicle with shower over, tiled walls, tiled flooring, smooth plastered ceiling with inset spotlights, extractor, obscure double glazed window to side.

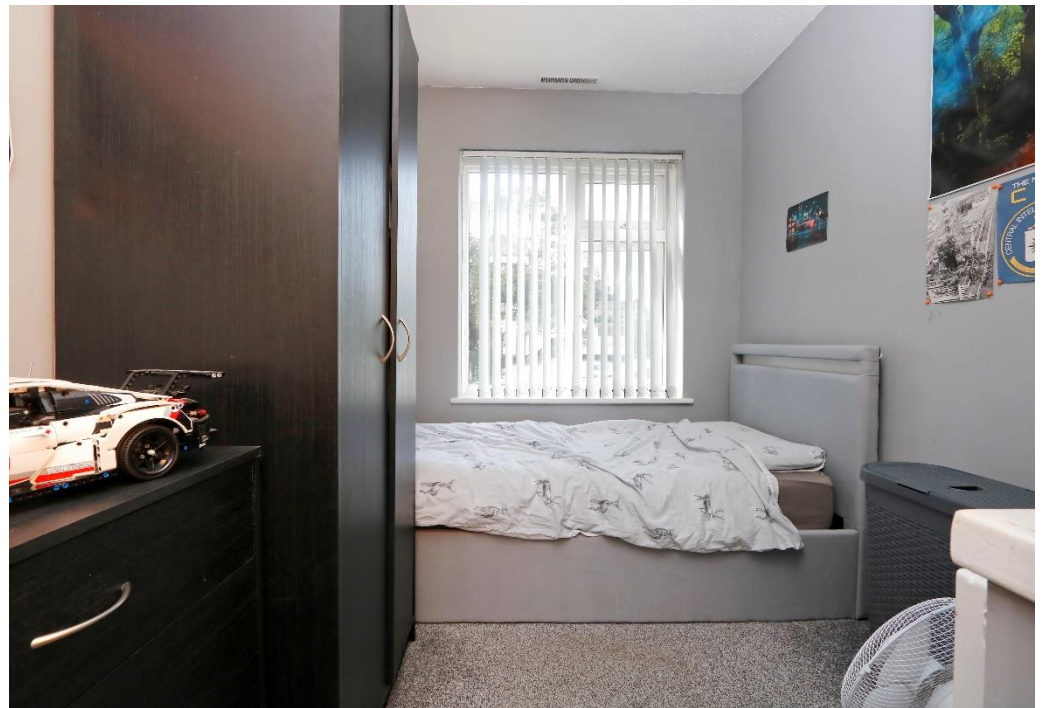
**Rear Garden** \ Commencing with large expanse of decking with steps down to the remainder which is mainly laid to established lawn with flowerbeds adjacent, fencing to borders, outside power points, outside tap, outside lighting, side access to front via gate, personal door to and from:

**Garage** \ Up and over door to front, power and light connected.

**Front Garden** \ Set back from the roads therefore benefiting from good size driveway providing off street parking with lawned area adjacent and wrought iron fencing to front.













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