



Church Road, Thundersley, Essex, SS7 3HB

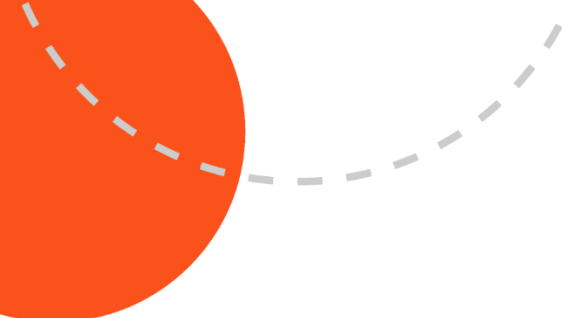
3 bed semi detached house / guide price £375,000 to £395,000 / t. 01702 555888

**amos**





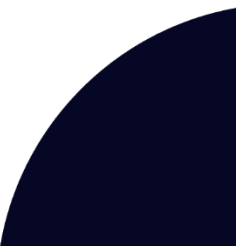




Welcome to this extended and deceptively spacious **three bedroom** semi detached family home, in the heart of Thundersley and offered with no onward chain. Boasting three reception rooms, well fitted kitchen and ground floor w.c together with generous size bedrooms and a family bathroom suite. Outside there is a lovely south facing rear garden, garage and extensive driveway providing off street parking for numerous vehicles. Also benefiting from gas central heating, double glazing throughout and excellent scope for further extension (subject to the necessary consent) if so desired.

Situated in this excellent location with Thundersley Common, local shops and amenities all a short walk away whilst also having many great schools close by, the property being within the OFSTED outstanding Kingston Primary and King John school catchments. USP college is also within easy reach. Transport links via bus routes, major trunk roads and Benfleet mainline station with direct links into London Fenchurch Street are also a short distance away.

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# A space to call home.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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estates

**Approximate total area<sup>(1)</sup>**

998.46 ft<sup>2</sup>

92.76 m<sup>2</sup>

**Reduced headroom**

1.51 ft<sup>2</sup>

0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**







## Highlights

- / Spacious & Extended Three Bedroom Semi Detached Home
- / No Onward Chain
- / Three Reception Rooms
- / Well Fitted Kitchen
- / Ground Floor W.C
- / Good Size Bedrooms
- / Three Piece Suite
- / South Facing Rear Garden
- / Garage
- / Off Street Parking For Numerous Vehicles
- / Scope For Further Extension (subject to the necessary consent)
- / Kingston Primary & King John School Catchments
- / Walking Distance To Shops, Amenities And Thundersley Common
- / Transport Links Within Easy Reach
- / Gas Central Heating
- / Double Glazing Throughout



Attractive composite entrance door with double glazed window adjacent opening to:

**Entrance Hall** \ Fitted carpet, radiator, power points, understairs storage cupboard, coved ceiling, carpeted stairs leading to first floor, doors to accommodation off.

**Lounge 12'2 x 10'2** \ Double glazed window to front, fitted carpet, radiator, power points, coved ceiling, T.V point.

**Dining Room 14' x 10'3** \ Fitted carpet, radiator, coved ceiling, power points, feature fireplace, doors leading to sitting room and kitchen.

**Sitting Room 12'11 x 10'2** \ Double glazed window to rear overlooking rear garden, window to side, fitted carpet, power points, radiator, T.V point.

**Kitchen 9'7 x 8'1** \ Well fitted kitchen comprising double bowl stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, integrated Hoover double oven, inset Bosch four ring induction hob with Hoover chimney style extractor above, further appliance space, tiled splashbacks, wall mounted boiler, power points, tiled effect flooring, window and door to rear providing access to rear garden.

**Ground Floor W.C** \ Two piece suite comprising low flush w.c, wall hung wash basin, half tiled walls, obscure double glazed window to side, tiled effect flooring.

**Landing** \ Continuation of fitted carpet, loft access hatch (which is mostly boarded and insulated), coved ceiling, double glazed window to side, doors to accommodation off.

**Bedroom One 14'2 x 10'11** \ Double glazed window to front, fitted carpet, radiator, power points, coved ceiling.





**Bedroom Two 11'10 x 10'2** \ Double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobes, cupboard housing hot water cylinder.

**Bedroom Three 9'5 x 7'6** \ Double glazed window to front, fitted carpet, radiator, power points, coved ceiling.

**Bathroom 6'9 x 6'7** \ Three piece suite comprising panelled bath with handheld attachment and shower over, pedestal wash basin, low flush w.c, radiator, tiled walls, obscure double glazed window to rear.

**Rear Garden** \ The property benefits from a lovely south facing rear garden measuring approximately 50ft in depth and commencing with area laid to patio providing outside seating facility whilst the remainder is laid to established lawn, well stocked flowerbeds surrounding, fencing to borders, outside tap, timber shed, timber gate providing side access to front, access to garage.

**Garage 20'8 x 8'7** \ Up and over door to front, power and light connected, personal door to and from garden.

**Front Garden** \ Large driveway providing off street parking for numerous vehicles.











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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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