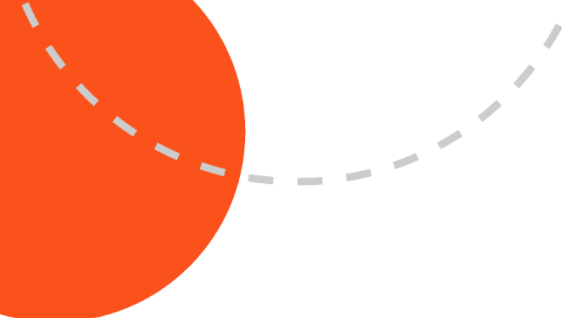




The Malyons, Thundersley, Essex, SS7 1TU

3 bed semi detached family home / O.I.E.O £435,000 / t. 01702 555888





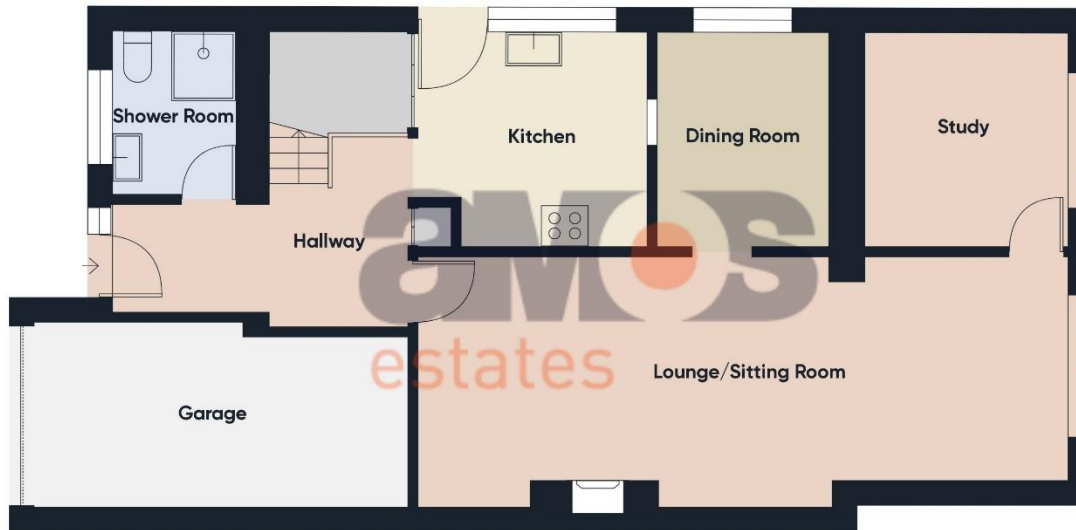
Welcome to this extended, immaculately presented **three bedroom** semi detached family home in this much sought after turning within Thundersley. Offering spacious and versatile accommodation perfect for modern family living, this impressive property features three reception rooms, a study, well fitted kitchen, and a ground floor shower room. Upstairs, you'll find three good size bedrooms along with a family bathroom. Outside there is a lovely secluded rear garden, garage and off-street parking to the front.

Conveniently located within walking distance and the catchment of the reputable King John School, ensuring that education is easily accessible for families with children. USP College is also close by, making it an ideal choice for those seeking higher education opportunities. Thundersley is well connected, with easy access to transport links, including bus routes, road networks and Benfleet mainline station. Local shops, amenities, supermarkets and parks are also a short distance away. Call now to book your viewing.

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A space to call home.



First Floor



Floor 1

amos
estates

Approximate total area⁽¹⁾

1275.4 ft²

118.49 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Highlights

- / Extended Three Bedroom Semi Detached Family Home
- / Three Reception Rooms
- / Study
- / Modern Fitted Kitchen
- / Ground Floor Shower Room
- / Good Size Bedrooms
- / First Floor Bathroom Suite
- / Secluded Rear Garden
- / Garage & Off Street Parking
- / Deceptively Spacious
- / Immaculately Presented
- / Walking Distance & Catchment To King John School
- / Easy Access To Benfleet Station, Bus Routes & Major Roads
- / Close To Woodland & Hadleigh Country Park
- / Sought After Turning
- / Viewings Advised

Upvc double glazed entrance door with upvc double glazed leadlight window adjacent opening to:

Entrance Hall \ Laminate flooring, radiator, storage cupboard, telephone point, power points, wall light point, carpeted stairs with timber balustrade leading to first floor, doors to accommodation off.

**Lounge Open Plan To Sitting Room 27'9 x 10'7 Max **

Laminate flooring, two radiators, power points, T.V point, feature fireplace, double glazed sliding patio doors leading to rear garden, doors leading to dining room and study.

**Dining Room 9'8 x 7'4 ** Window to side, laminate flooring, power points, radiator.

**Study 9'4 x 9' ** Laminate flooring, double glazed sliding patio doors leading to garden, power points, radiator.

**Kitchen 10'2 x 9'10 ** Well fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of square edge worktops with white high gloss cupboards and drawers beneath and matching eye level units, integrated Hotpoint double oven with four ring gas hob above and chimney style extractor above, integrated dishwasher, space for tall fridge/freezer, under cupboard lighting, power points, laminate flooring, double cupboard housing space and plumbing for washing machine and tumble dryer, upvc double glazed window to side with upvc double glazed door adjacent leading to sideways, smooth plastered ceiling.

**Ground Floor Shower Room 7' x 5'5 ** Three piece suite comprising corner shower cubicle with shower over, low level flush w.c, pedestal wash basin with chrome taps, upvc obscure double glazed window to front, radiator, extractor, smooth plastered ceiling.

Landing \ Fitted carpet, upvc double glazed leadlight window to front, storage cupboard, doors to accommodation off.



Bedroom One 12'2 x 11'6 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobes.

Bedroom Two 11'5 x 9'7 \ Upvc double glazed leadlight window to front, fitted carpet, power points, radiator, fitted wardrobes.

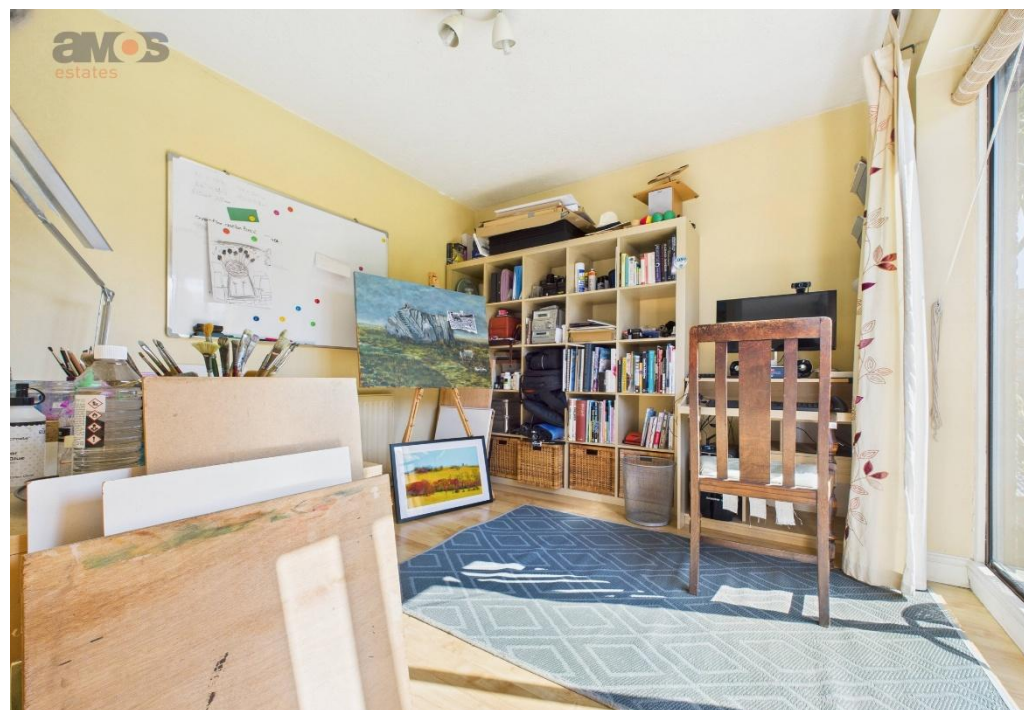
Bedroom Three 9' x 8'10 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, loft access hatch.

Bathroom 8'5 x 5'5 \ Three piece suite comprising panelled bath with shower over, pedestal wash basin with chrome mixer tap, push button w.c, half tiled walls, upvc obscure double glazed window to side, radiator,

Rear Garden \ The property benefits from a lovely secluded rear garden commencing with patio providing outside seating facility which continues to one side, the remainder is mainly laid to established lawn with well stocked flowerbeds adjacent, fencing to borders, timber shed, side access to front via gate, outside power points.

Garage 16'2 X 8' \ Power and light connected, up and over door to front.

Front Garden \ Driveway providing off street parking with lawned area adjacent.









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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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