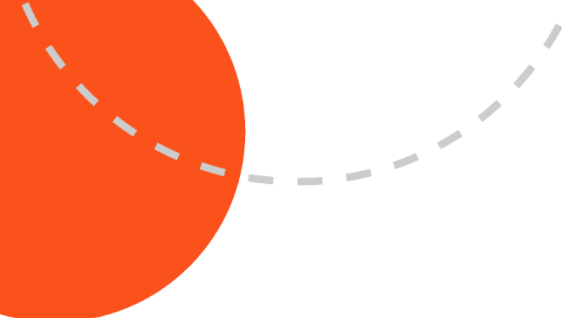




Malyon Court Close, Thundersley, Essex, SS7 1TX

3 bed semi detached house / £425,000 / t. 01702 555888





Offered with no onward chain is this immaculately presented **three bedroom** semi detached family home with bright and spacious accommodation throughout. Boasting two reception rooms, modern fitted kitchen, good size bedrooms and a family bathroom suite together with a well landscaped south backing rear garden, garage and off street parking.

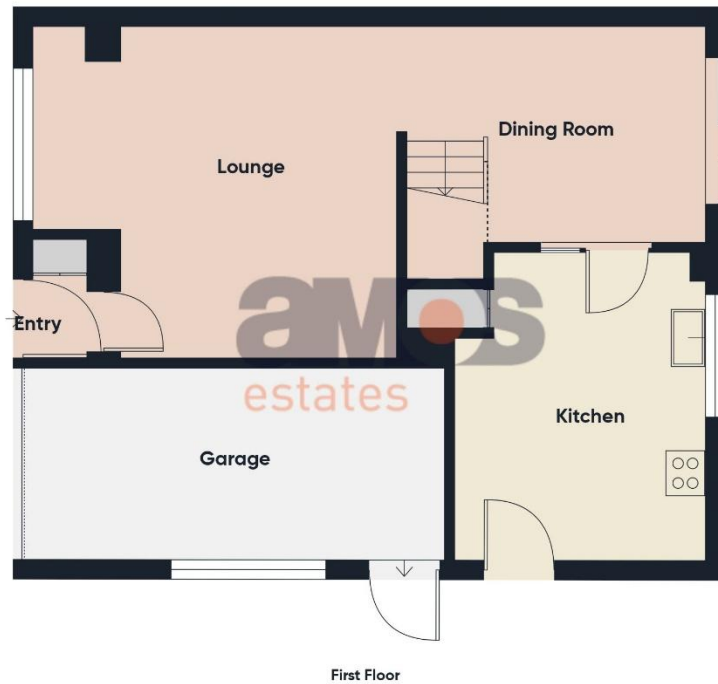
Tucked away in this quiet cul se sac in Thundersley, conveniently positioned for local shops, amenities and supermarkets whilst also being within the catchment and walking distance of King John School. USP college is also a short distance away. Transport links are a short distance away including Benfleet mainline station with direct links into London Fenchurch Street. Viewings Advised.

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Approximate total area⁽¹⁾

1089 ft²

101.1 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

- / **Bright & Spacious Three Bedroom Semi Detached Family Home**
- / **Immaculately Presented**
- / **No Onward Chain**
- / **Two Reception Rooms**
- / **Modern Fitted Kitchen**
- / **Good Size Bedrooms**
- / **Three Piece Family Bathroom Suite**
- / **Landscaped South Facing Rear Garden**
- / **Garage & Off Street Parking**
- / **Upvc Double Glazing Throughout**
- / **Gas Central Heating**
- / **King John School Catchment**
- / **Easy Access To Transport Links**
- / **Close To USP College**
- / **Quiet Cul De Sac Within Thundersley**
- / **Viewings Advised**



Composite entrance door with glazed insert opening to:

Entrance Lobby \ Storage cupboard, smooth plastered and coved ceiling with inset spotlight, door leading to:

Lounge 15'2 x 14'1 Into Bay \ Upvc double glazed window to front with attractive shutters, fitted carpet, two vertical radiators, smooth plastered and coved ceiling, power points, telephone point, T.V point, doorway to:

Dining Room 12'7 x 9'4 \ Wood flooring, radiator, power points, upvc double glazed sliding patio doors leading to garden, stairs with timber balustrade leading to first floor, smooth plastered and coved ceiling, door with glass inserts and matching panels adjacent opening to:

Kitchen 12'11 x 10'10 \ Modern fitted kitchen comprising stainless steel one and a half bowl sink and drainer unit with chrome mixer tap inset into range of Pine square edge worktops with white high gloss cupboards and drawers beneath and matching eye level units, inset Hisense four ring electric hob with extractor above, integrated Viceroy electric oven with grill oven above, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, upvc double glazed window to rear, power points, smooth plastered and coved ceiling, upvc obscure double glazed door to side leading to sideways, cupboard housing Vaillant boiler, tiled flooring, radiator.

Landing \ Fitted carpet, smooth plastered and coved ceiling, airing cupboard housing hot water tank, loft access hatch, upvc obscure double glazed window to side, power points, doors to accommodation off.

Bedroom One 11'11 x 10'2 \ Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered and coved ceiling, range of attractive fitted wardrobes.



Bedroom Two 14'2 x 10' \ Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered and coved ceiling.

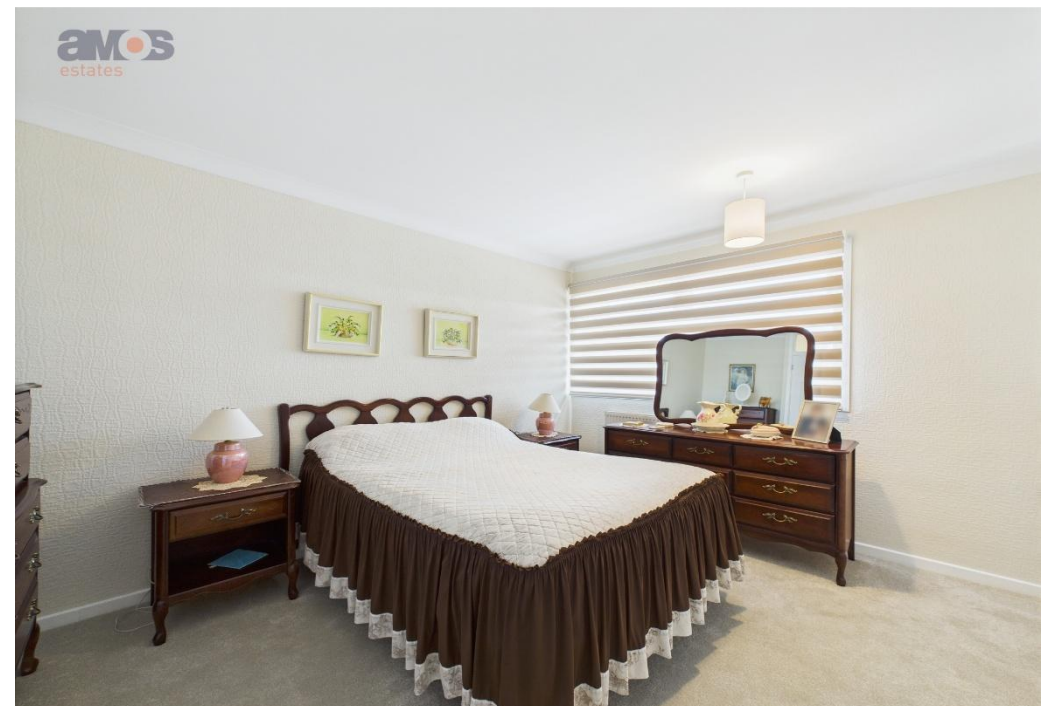
Bedroom Three 10'6 x 6'5 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bathroom 7'5 x 6'5 \ Three piece suite comprising panelled bath with chrome mixer tap and chrome shower above, low level push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls, heated towel radiator, upvc obscure double glazed window to rear, smooth plastered ceiling with inset spotlights.

Rear Garden \ The property benefits from a beautifully landscaped south facing rear garden. Commencing with large expanse of patio providing excellent outside seating facility, steps leading to artificial lawn, raised sleeper boarder flower beds, panelled fencing to one border, brick walls to remaining, side access to front.

Garage 17'7 x 8' \ Electric roller shutter door to front, consumer unit, gas meter, personal door to side leading to sideway.

Front Garden \ Attractively block paved providing off street parking.







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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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