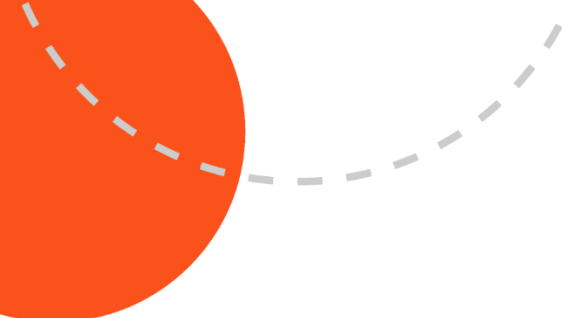




Tollgate, Thundersley, Essex, SS7 3UX

2 bed semi detached bungalow / Offers In Excess Of £400,000 / t. 01702 555888

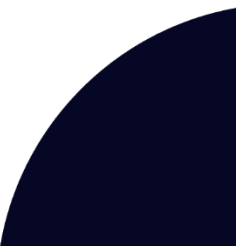




Sitting on a generous size plot and tucked away in this quiet cul de sac is this deceptively spacious two **bedroom semi detached bungalow finished to a beautiful standard throughout. Boasting large lounge, stunning fitted kitchen/diner, two double bedrooms and a modern three piece shower room together with a secluded south backing rear garden, garage and off street parking for approximately eight vehicles.**

Ideally located in this quiet yet convenient turning within close proximity to local shops, woodland and amenities whilst also having transport links a short way away. Excellent local schools are also nearby, the property being within the Thundersley Primary and The Deanes school catchments. This lovely bungalow must be viewed internally to appreciate the opportunity on offer.

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First Floor Building 1



First Floor Building 2

Approximate total area⁽¹⁾

1155 ft²
107.3 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

- / Bright & Spacious Two Bedroom Semi Detached Bungalow**
- / Large Lounge**
- / Stunning Fitted Kitchen/Diner**
- / Two Double Bedrooms With Fitted Wardrobes**
- / Modern Shower Room**
- / Private & Secluded South Facing Garden**
- / Garage & Off Street Parking For Approx. 8 Vehicles**
- / Gas Central Heating Via Vaillant Combination Boiler**
- / Upvc Double Glazing Throughout**
- / Good Size Plot**
- / Quiet Cul De Sac Directly Off Of Daws Heath Road**
- / Close To Shops & Amenities**
- / Easy Access To Transport Links**
- / Excellent Local Schools Nearby**
- / Epc Rating - D**

Upvc double glazed sliding patio doors opening to:

Entrance Porch \ Fitted carpet, composite entrance door with upvc obscure double glazed window adjacent opening to:
Entrance Hall \ Fitted carpet, smooth plastered and coved ceiling, two storage cupboards, radiator, large airing cupboard housing Vaillant combination boiler and shelving, loft access hatch, doors to accommodation off.

Lounge 18'3 x 17'10 \ Upvc double glazed window to front, upvc double glazed windows to rear with central upvc double glazed french doors leading to garden, fitted carpet, smooth plastered and coved ceiling, radiator, power points, T.V point, feature Dimplex electric fire.

Kitchen/Diner 19'5 Plus Recess x 18'5 Max \ Stunning fitted kitchen/diner comprising Franke one and a half bowl sink and drainer unit with mixer tap inset range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated AEG double ovens, inset AEG four ring gas hob with AEG chimney style extractor above, space and plumbing for washing machine, integrated fridge/freezer, tiled splashbacks, breakfast bar facility, power points, tiled flooring, two radiators, upvc double glazed windows to side and rear, smooth plastered ceiling with inset spotlights, two radiators, upvc double glazed sliding patio doors leading to garden.

Bedroom One 11'11 x 9'11 Pus Wardrobe Depth \ Upvc double glazed windows to rear and side, fitted carpet, power points, radiator, fitted wardrobes, smooth plastered and coved ceiling.

Bedroom Two 12' Into Wardrobe Depth x 10'1 \ Upvc double glazed window to front, radiator, tiled effect flooring, smooth plastered and coved ceiling, fitted wardrobes, power points.

Shower Room 7'6 x 5'5 \ Luxury three piece suite comprising corner shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button w.c, upvc





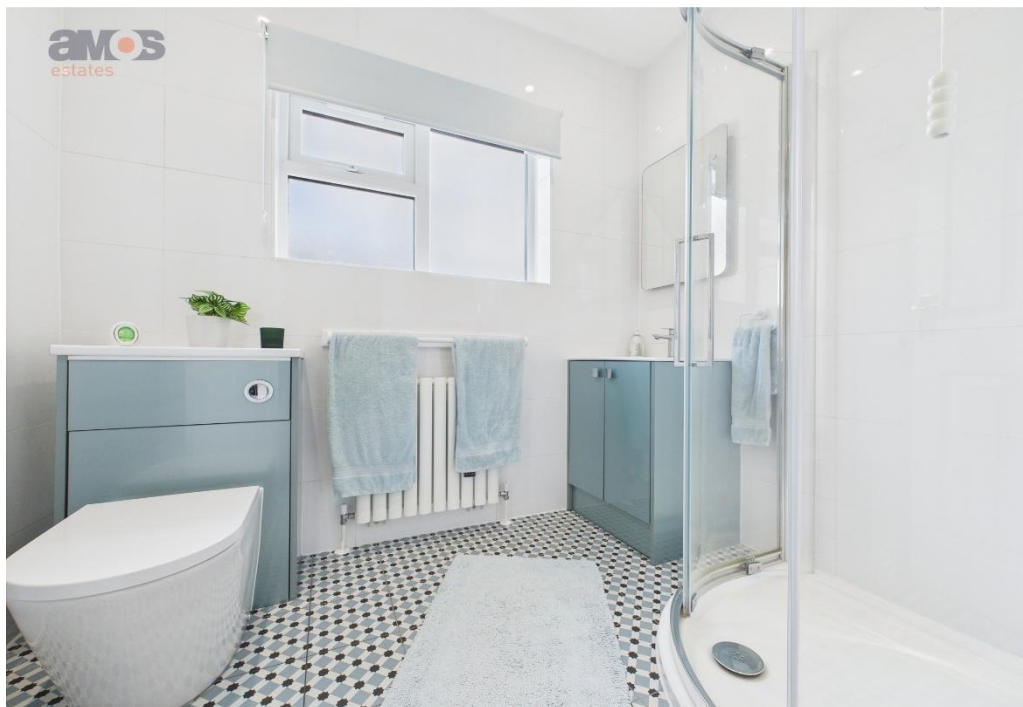
obscure double glazed window to side, tiled flooring, tiled walls, radiator, smooth plastered ceiling with inset spotlights.

Rear Garden \ The property benefits from a beautiful south facing rear garden. Commencing with large expanse of patio with pathways leading to far rear and further central circular patio both providing excellent outside seating facilities. The remainder is mainly laid to established lawn, well stocked flowerbeds, fencing to borders, side access to front via timber gate, access to:

Garage 16'11 x 8'3 \ Personal door to and from garden, double doors to front, power and light connected.

Front Garden \ Large block paved driveway providing off street parking for approximately eight vehicles.







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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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