



STUART THOMAS  
ESTATES



- POPULAR CUL DE SAC
- LARGE WEST BACKING GARDEN
- DETACHED GARAGE
- WALKING DISTANCE OF WESTWOOD PRIMARY, KING JOHN SCHOOL & SEEVIC COLLEGE

## 16 Wood End Close, Thundersley, Essex, SS7 3YA

Guide Price £350,000

A perfect FAMILY home!  
 Walking distance of Westwood Primary, King John School and SEEVIC College.  
 Tucked away in this convenient cul de sac is this semi detached chalet offering 4 bedrooms two on the ground floor and a good size kitchen/diner, wet room and spacious Lounge. A Large well stocked WEST Backing Rear Garden and a detached garage too! There will be No Onward Chain





## Property Description

### ENTRANCE HALL

Double glazed entrance door with leadlight stained glass panels leads to the entrance hall. Radiator. Cupboard housing the electric meters. Airing cupboard housing the hot water cylinder. Laminate flooring.

### LOUNGE

With double glazed French doors and adjacent windows leading to the rear garden. Two radiators. Skirting radiator. Open tread stairs lead to the first floor. Coving. Three wall light points. Lead light double glazed window to the front.

### KITCHEN/DINER

This good size L shaped room has a double glazed door and adjacent window leading to the rear garden. Double glazed window to the front. Double radiator. Two high level windows to the side. Units at eye and base level with ample work surfaces over. Wall mounted gas fired central heating boiler. Space and plumbing for a washing machine and other appliances.

### BEDROOM ONE GROUND FLOOR

Lead light double glazed bay window to the front aspect with a curved radiator below. Picture rail.

### BEDROOM TWO GROUND FLOOR

Double glazed window to the rear. Radiator. Picture rail.

### BEDROOM THREE FIRST FLOOR

Recently installed double glazed window to the rear. Eaves storage cupboard.

### BEDROOM FOUR FIRST FLOOR





Recently installed double glazed window to the front. Eaves storage cupboard.

#### WET ROOM GROUND FLOOR

With a low level wc wall mounted wash basin and an electric shower. Two double glazed obscure windows to the side. Radiator. Extractor fan. Fully tiled to 3 visible walls.

#### GARAGE

Detached at the front with an up and over door.

#### REAR GARDEN

This large well stocked west backing rear garden is laid to lawn with established flower and shrub borders. Patio. Shed and greenhouse. Side access to the front. External water supply.

#### FRONT GARDEN

Well established shingled front garden.

#### GENERAL

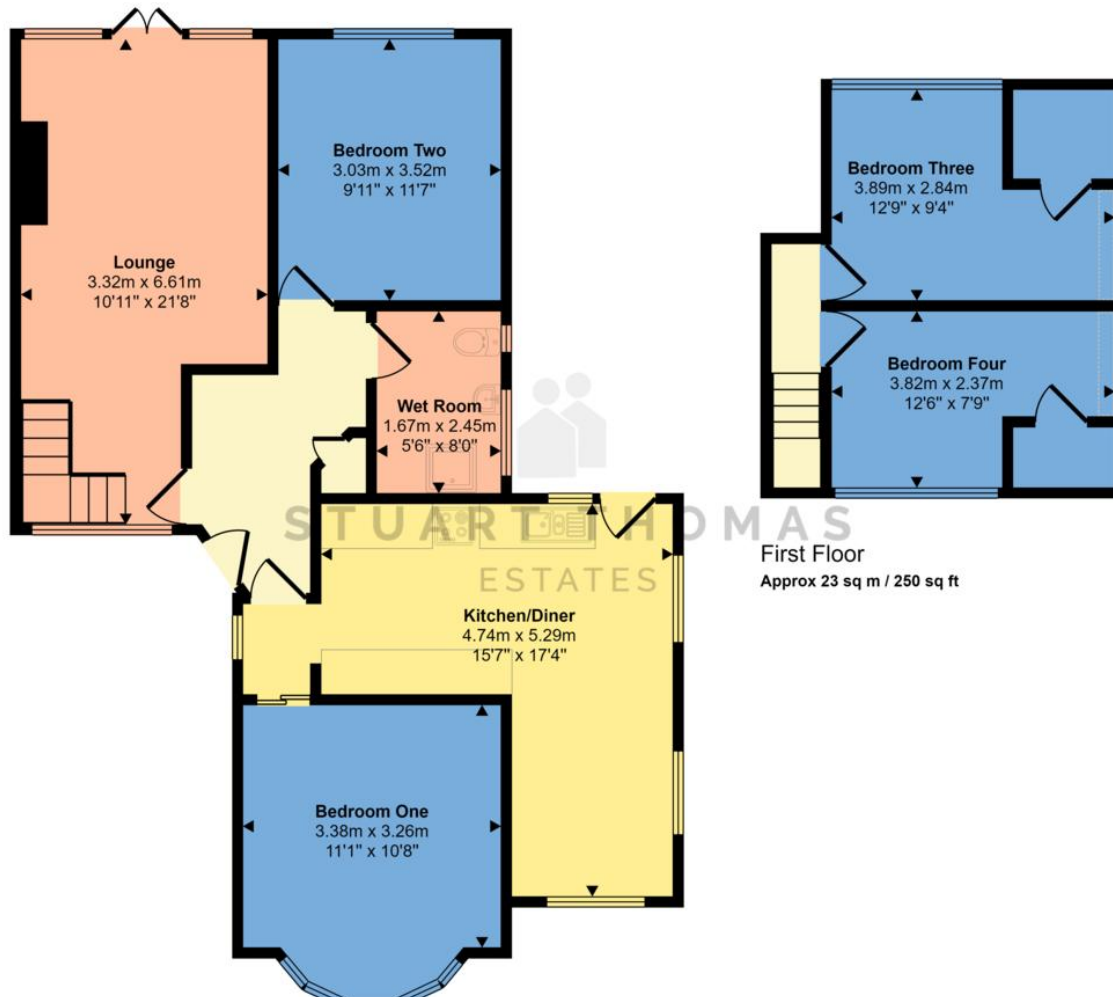
Tenure Freehold

Castle Point Borough Council

Council Tax Band D



Approx Gross Internal Area  
98 sq m / 1060 sq ft



First Floor  
Approx 23 sq m / 250 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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