



STUART THOMAS
ESTATES



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- LARGE SOUTH FACING GARDEN
- WELL FITTED KITCHEN
- CONSERVATORY
- UTILITY ROOM

33 Parkfields, Thundersley, Essex, SS7 3YU

Guide Price £350,000 - £360,000

GUIDE PRICE £350,000 to £360,000 With a LARGE SOUTH FACING REAR GARDEN this THREE BEDROOM family home has to be seen. Set well back from the road behind a green there is also a conservatory, well fitted kitchen, utility room and good size Lounge.



Property Description

GENERAL

Open Home Saturday 20th April Call for an appointment to view. Guide Price £350,000 to £360,000

ENTRANCE HALL

Composite entrance door with lead light stained glass panels leads to the entrance hall. Wood flooring. Carpeted stairs lead to the first floor. Dirt attracting mat. Radiator. Part glazed door leads to the Lounge.

LOUNGE

This very attractive good size room has sliding double glazed patio doors leading to the conservatory. Double glazed window to the front. Wood flooring. Coving. Double radiator.

KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Circular sink unit with a single drainer and mixer tap. Extractor cooker hood. Larder cupboard. Double glazed window to the side with a double glazed door leading to the rear garden. Double radiator. Tiled flooring. Under stairs storage cupboard. Coving. Inset ceiling spotlights.

CONSERVATORY

Overlooking the rear garden with twin double glazed French doors leading to the rear garden. Wood flooring.

UTILITY ROOM

Double glazed window to the side. Space and plumbing for a washing machine and tumble dryer. Wall mounted gas fired central heating boiler. Radiator. Tiled floor.





LANDING

Access to the loft. Built in storage cupboard.

BEDROOM ONE

Double glazed window to the front. Radiator. Coving.

BEDROOM TWO

Double glazed window to the rear. Radiator.

BEDROOM THREE

Double glazed window to the front. Radiator. Coving. Built in storage cupboard.



BATHROOM

3 piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath with a mixer tap and independent shower and screen. Double glazed obscure window to the rear. Inset ceiling spotlights. Tiled floor. Fully tiled all visible walls. Heated towel rail.

REAR GARDEN

This good size SOUTH FACING rear garden is well established with a variety of trees and shrubs. Lawn. Side access to the front. External water supply.

AGENTS NOTE

Unallocated parking is available in nearby parking bays.

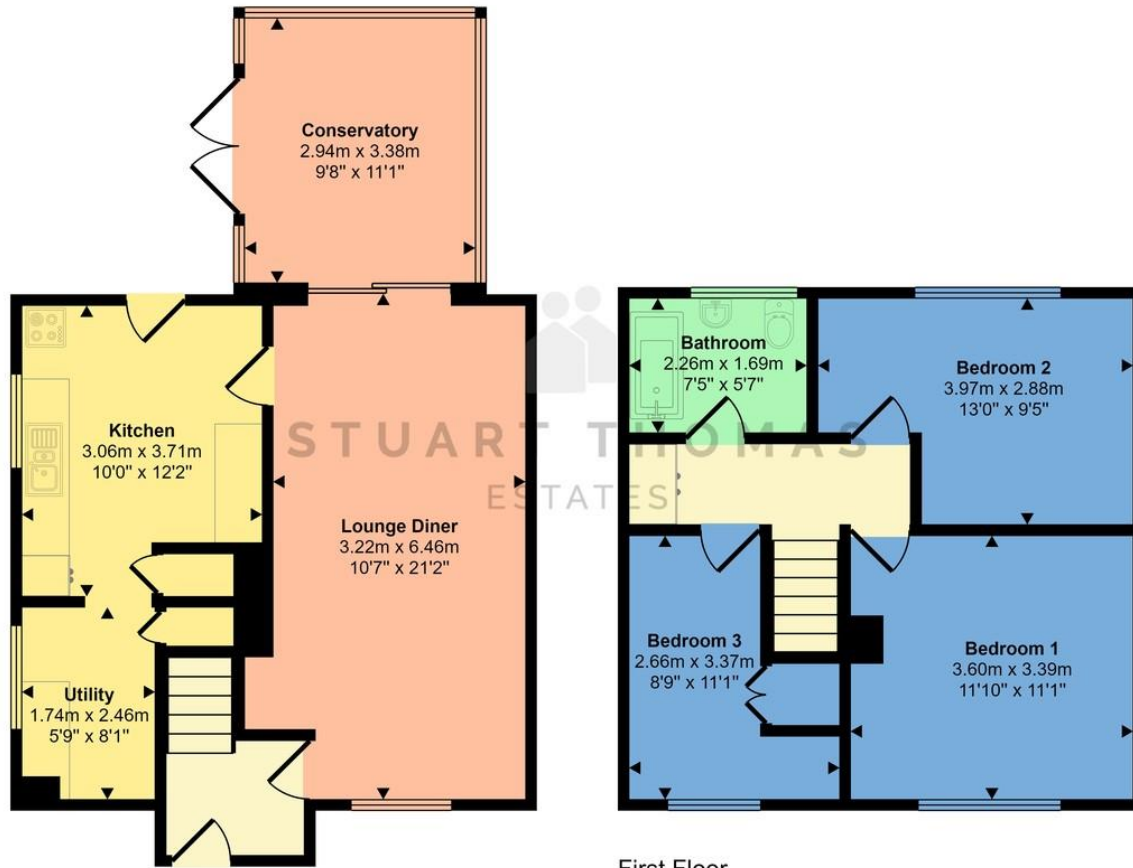
GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band C

Approx Gross Internal Area
94 sq m / 1009 sq ft



Ground Floor
Approx 53 sq m / 568 sq ft

First Floor
Approx 41 sq m / 441 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements