



STUART THOMAS  
ESTATES



- WEST BACKING REAR GARDEN
- STUNNING KITCHEN/FAMILY ROOM
- GROUND FLOOR BEDROOM WITH EN SUITE
- NO ONWARD CHAIN

311 Rayleigh Road, Thundersley, Essex, SS7 3XA

Guide Price £475,000 - £500,000

GUIDE PRICE £475,000 TO £500,000 Don't miss out on this AMAZING CHALET/BUNGALOW recently extended and refurbished to a high standard. Stunning KITCHEN/FAMILY ROOM with doors to the WEST BACKING REAR GARDEN. Ground floor MASTER BEDROOM with EN SUITE, Study/Nursery, further ground floor bedroom and Luxury Bathroom. Upstairs is a further bedroom with EN SUITE SHOWER ROOM.



## Property Description

### ENTRANCE HALL

Composite entrance door with a glazed panel leads to the spacious entrance hall. Obscure double glazed window to the side. Inset ceiling spotlights. Wood effect flooring. Stairs lead to the first floor with concealed storage beneath. Radiator. Further storage cupboard.

### KITCHEN/FAMILY ROOM

This magnificent room across the rear of the property has double glazed French doors leading directly to the West Facing rear garden. Two double radiators. Inset ceiling spotlights. Wood effect flooring. Two skylight windows. The kitchen area is superbly fitted with arrange of gloss units at eye and base level with ample work surfaces over. Double oven and a ceramic hob with an extractor cooker hood over. Integrated fridge and freezer. Cupboard housing the gas fired central heating boiler. Integrated washing machine and dishwasher. One and a half bowl single drainer sink unit with a mixer tap over. Glass splashbacks.

### BEDROOM FOUR

Obscure double glazed window to the side. Radiator. Wood effect flooring. Inset ceiling spotlights.

### LANDING/STUDY AREA

With access to the eaves. Built in storage cupboards.

### BEDROOM ONE GROUND FLOOR

Double glazed bay window to the front aspect. Two lead light stained glass arched windows to the side. Radiator. Inset ceiling spotlights. Wood effect flooring. Sliding glass door leads to the :-





#### EN SUITE

Low level wc and a vanity wash basin with a cupboard under. Separate shower cubicle. Extractor fan. Fully tiled floor and visible walls. Inset mirror. Heated towel rail.

#### BEDROOM TWO FIRST FLOOR

Double glazed window to the front. Radiator. Inset ceiling spotlights. Sliding glass door leads to the :-

#### EN SUITE

With a 3 piece white suite comprising a low level wc, vanity wash basin with cupboard under and a separate shower. Inset ceiling spotlights. Extractor fan. Heated towel rail. Fully tiled to all visible walls and floor.

#### BEDROOM THREE GROUND FLOOR

Double glazed window to the front. Radiator. Wood effect flooring. Inset ceiling spotlights.

#### FAMILY BATHROOM

With a 3 piece white suite comprising a low level wc vanity wash basin with a cupboard under and a panelled bath with a mixer tap and shower over. Extractor fan. Obscure double glazed window to the side. Heated towel rail. Tiling to the visible walls and floor. Inset mirror.

#### FRONT GARDEN

A long driveway leads to the front garden which is block paved to provide off street parking.

#### REAR GARDEN

This WEST BACKING rear garden has a large composite decked area with steel and glass balustrade. Lawn area. Side access to the front. External lights power points and water



supply.

GENERAL

Tenure Freehold  
 Castle Point Borough Council  
 Council Tax Band Waiting to be re assessed.



Denotes head height below 1.5m

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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