



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kiln Road, Thundersley



Morgan Brookes believe – Conveniently positioned on the corner of Parkstone Avenue & Kiln Road. The property provides spacious & versatile accommodation throughout & is situated on a great size plot.

Our Sellers love – That the property is situated within The King John school catchment area with easy access to convenient transport links.

Key Features

- Large Versatile Detached Home.
- 4 Bedrooms To First Floor & 1 To Ground Floor.
- 2 Kitchens & 4 Receptions.
- 2 Bathrooms & Store Room.
- Potential Annex Option.
- Generous-Sized Rear Garden, Garage & Parking For 2 Vehicles.

**Guide Price £600,000 -
£650,000**

Kiln Road, Thundersley

Entrance

Obscure double glazed panelled door leading to:

Hallway

Double glazed window to front aspect, radiator, wood flooring, storage cupboard housing electricity meter, stairs leading to first floor accommodation, opening to:

Living Room

16' 7" x 14' 1" (5.05m x 4.29m)

Steps leading down from hallway, double glazed window to front aspect, radiator, beam effect ceiling, carpet flooring, steps leading to:

Dining Room

14' 6" x 8' 3" (4.42m x 2.51m)

Radiator, ceiling incorporating double glazed sky light windows and inset down lights, wood flooring, opening to:

Kitchen

14' 10" x 8' 9" (4.52m x 2.66m)

Double glazed windows to rear aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating sink and drainer unit, range oven to remain, radiator, part tiled walls, ceiling incorporating feature double glazed ceiling lantern and inset down lights, wood flooring, opening to:

Utility Room

Double glazed window to rear aspect, fitted with a range of wall and base units, work surface incorporating sink and drainer, space and plumbing for appliances, tiled flooring.

Second Living Room

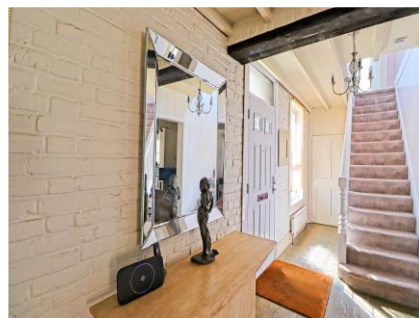
17' 2" x 11' 11" (5.23m x 3.63m)

Double glazed window to rear aspect, feature fireplace with electric fire, opening to:

Second Kitchen

11' 9" x 9' 6" (3.58m x 2.89m)

Two double glazed windows to side aspect, roll top work surfaces incorporating sink and drainer unit, space and plumbing for appliances, splash back tiling, tiled flooring, opening to:



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Conservatory**14' 9" x 7' 1" (4.49m x 2.16m)**

Double glazed windows to rear and side aspects, wood effect flooring, double glazed French doors leading to garden.

Ground Floor Bedroom**13' 2" x 12' 3" (4.01m x 3.73m)**

Double glazed window to side, radiator, wood effect flooring.

Ground Floor Bathroom

Double glazed window to rear aspect, panelled bath, wash hand basin, low level WC, radiator, part tiled walls, wood effect flooring.

First Floor Landing

Radiator, ceiling incorporating loft access, carpet flooring, doors leading to:

Master Bedroom**15' 0" x 12' 6" (4.57m x 3.81m)**

Double glazed windows to rear and side aspects, radiator, wood effect flooring double doors leading to:

Second Bedroom**12' 0" x 10' 3" (3.65m x 3.12m)**

Double glazed window to rear aspect, radiator, carpet flooring.

Third Bedroom**11' 11" x 10' 10" (3.63m x 3.30m)**

Double glazed window to side aspect, radiator, fitted wardrobes, wood effect flooring.

Fourth Bedroom**10' 11" x 6' 11" (3.32m x 2.11m)**

Double glazed window to side aspect, radiator, carpet flooring.

Bathroom**10' 5" x 5' 1" (3.17m x 1.55m)**

Double glazed window to side aspect, shower cubicle incorporating electric shower, wash hand basin, low level W/C, heated towel rail, tiled walls and flooring.

Rear Garden

Raised decked seating area, paved seating area, decorative shingle areas, remainder laid to lawn with established shrubs, plants and trees, gated rear access.

Garage & Parking

Parking to rear giving access to garage with up and over door, power and lighting.

Front of Property

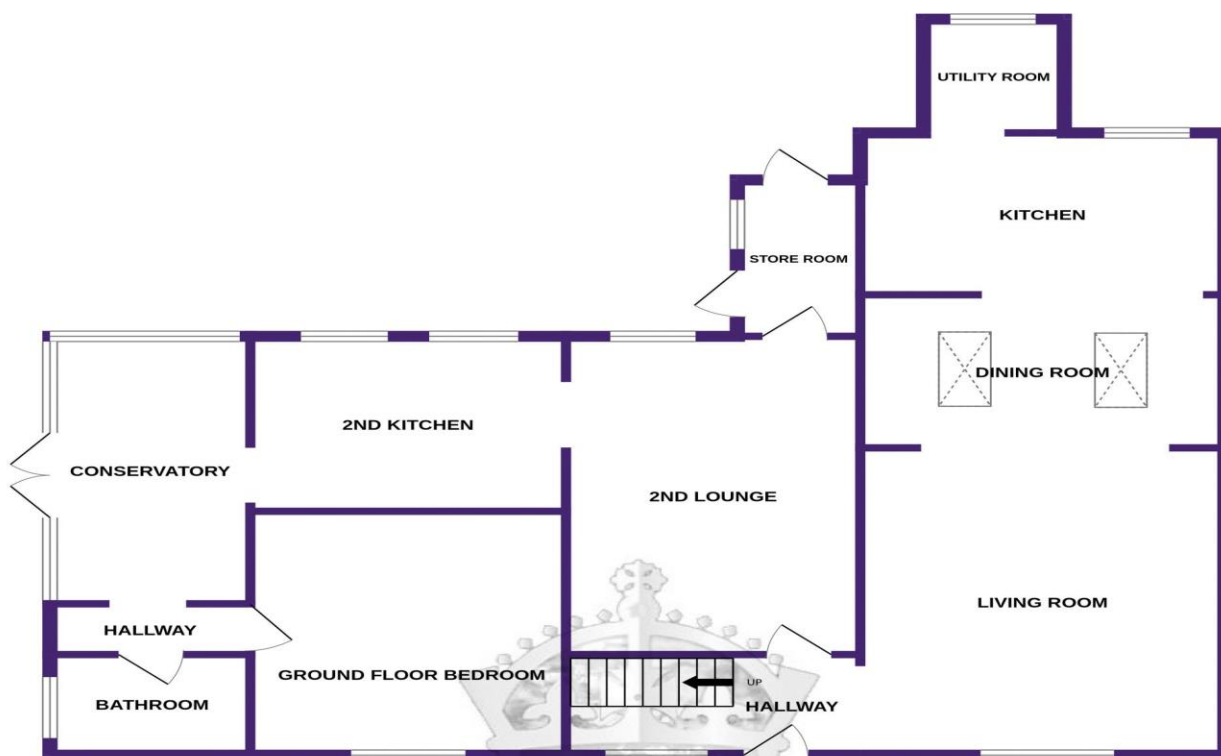
Wooden boundary fence, path leading to canopied main entrance.



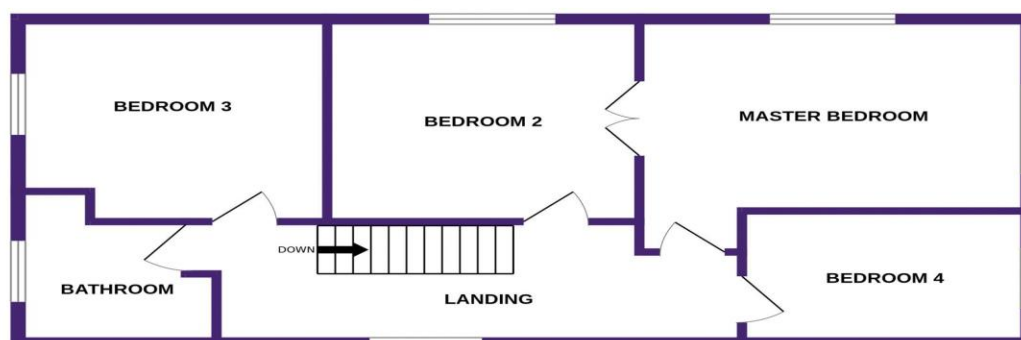
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GROUND FLOOR
1249 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1928 sq.ft. (179.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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