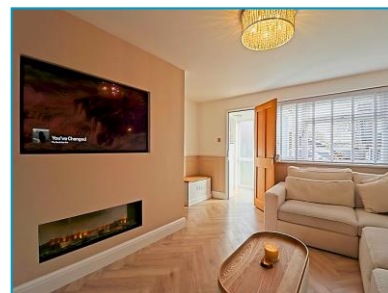




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



The Rundels, Thundersley



Morgan Brookes believe - This beautifully presented and refurbished 3 bedroom home offers spacious accommodation throughout, with a modern fitted kitchen, bathroom, good size rear garden with detached garden room and rear parking.

Our Sellers love - How convenient the property location is, close to local amenities, great infant & junior schools, recreation park & Thundersley Common.

Key Features

- A Beautiful Family home.
- Refurbished To An Excellent Standard.
- Open Plan Kitchen / Diner.
- Fitted Bedroom Furniture.
- Solar Panels Fitted.
- Manacured Rear Garden.
- Garden Cabin & Parking To Rear.
- Fantastic Location Near Thundersley Common.
- Don't Miss Out, Call Morgan Brookes Today!

£360,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



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The Rundels, Thundersley

Entrance

Double glazed paneled door leading to:

Entrance Porch

6' 5" x 5' 0" (1.95m x 1.52m)

Double glazed window to front and side aspect, door leading to:

Living Room

14' 9" x 14' 4" (4.49m x 4.37m)

Double glazed window to front aspect, stairs to first floor, complimentary wood panelling to walls, feature media wall with intergrated fire, Amtico flooring, smooth ceiling, opening to:

Kitchen / Diner

14' 9" x 9' 7" (4.49m x 2.92m)

Double glazed window to rear aspect, double glazed french doors leading to rear garden, door to media storage cupboard, fitted with a range of base and wall mounted units, with roll edge work surfaces incorporating 1 and a half bowl sink and drainer unit, electric hob with extractor over, built in oven, space and plumbing for appliances, radiator, complimentary wood paneling to walls, Amtico flooring, smooth ceiling incorporating down lights.

First Floor Landing

7' 8" x 6' 2" (2.34m x 1.88m)

Smooth ceiling incorporating loft access (loft is part boarded), complimentary panelling to walls, carpet flooring, doors leading to:

Bedroom 1

13' 8" x 8' 6" (4.16m x 2.59m)

Double glazed window to front aspect, radiator, fitted wardrobes, carpet flooring, smooth ceiling.

Bedroom 2

10' 10" x 5' 11" (3.30m x 1.80m)

Double glazed window to rear aspect, radiator, built in wardrobe, carpet flooring, smooth ceiling.

Bedroom 3

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to front aspect, radiator, built in wardrobe, carpet flooring, smooth ceiling.

Bathroom

6' 2" x 6' 2" (1.88m x 1.88m)

Obscure double glazed window to rear aspect, paneled corner bath, vanity hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, smooth ceiling incorporating down lights.

Rear Garden

Paved seating areas to front & rear, the remainder being laid to lawn, secure gated rear access leading to Parking Space.

Garden Room

16' 0" x 7' 3" (4.87m x 2.21m)

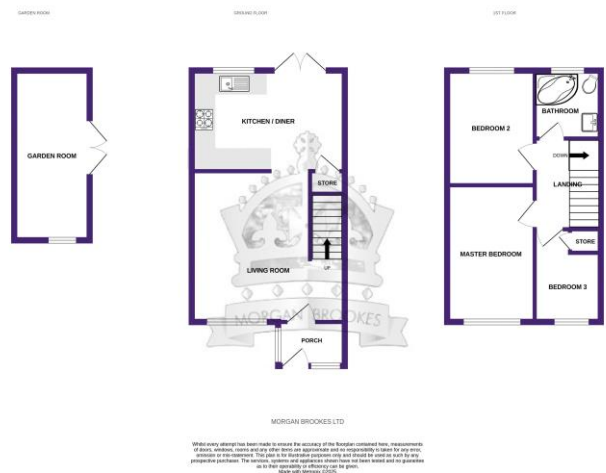
Double glazed French doors to front aspect, double glazed window to side aspect, radiator, wood effect laminate flooring, smooth ceiling incorporating down lights.

Rear Parking

Off road parking to rear of property, secure gated access to Garden.

Front Of Property

Mostly laid to lawn with path leading to front door.



Local Authority Information
Castle Point Borough Council
Council Tax Band: C

01268 755626

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£360,000

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.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.