



COUNTRYSIDE ESTATES

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77 Waverley Road, Thundersley, Benfleet, SS7 4AX

Guide Price £485,000 Freehold

GUIDE PRICE : £485,000-£500,000 Immaculate 4 BEDROOM DETACHED HOME with a 23' x 16' lounge, 16' x 14' kitchen/diner, ground floor cloakroom and 4 good size bedrooms plus an approx 55' unoverlooked rear garden with summer house, a garage and off street parking.

Located within walking distance of local primary and secondary schools and Tarpots shops and restaurants this much loved home has lots to offer.

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Accommodation

Upvc wood effect and part glazed entrance door to the side of the property leading into....

Entrance Hall

Smooth plastered ceiling with coving, laminate wood floor, radiator, under stairs storage cupboard

Lounge 23'3 x 16' red 11'9 (7.09m x 4.88m red 3.58m)



Upvc double glazed bay window to front, Upvc double glazed window to side, 2 radiators, smooth plastered ceiling with coving, electric fireplace, dado rail, carpet.

Kitchen/Diner 16'6 x 14'10 (5.03m x 4.52m)



Fitted with wood units to both eye and base levels with laminate rolled worktops and tiled splash backs, space for cooker with concealed extractor above, space in base level cupboard for washing machine, stainless steel double sink/drainer with chrome mixer tap, tiled flooring, radiator, Upvc double glazed patio doors leading to rear garden, Upvc double glazed window to rear, smooth plastered ceiling.

Ground Floor Cloakroom

Upvc double glazed obscure window to side, tiled floor, smooth plastered ceiling with coving, white W/C with concealed cistern and wall mounted push flush, white sink with chrome mixer tap inset in white gloss cupboard unit.

First Floor

Carpeted stairs leading to first floor landing, smooth plastered ceiling with coving, Access with loft ladder to loft which is insulated with a boarded walkway, light and houses the combination boiler.

Bedroom 1 14'5 reducing to 11'5 x 7'5 (4.39m reducing to 3.48m x 2.26m)



Upvc double glazed window to front, radiator, laminate wood flooring, smooth plastered ceiling with coving, fitted wardrobes.

Bedroom 2 11'4 x 8'10 (3.45m x 2.69m)



Upvc double glazed window to front, radiator, smooth plastered ceiling with coving, carpet.

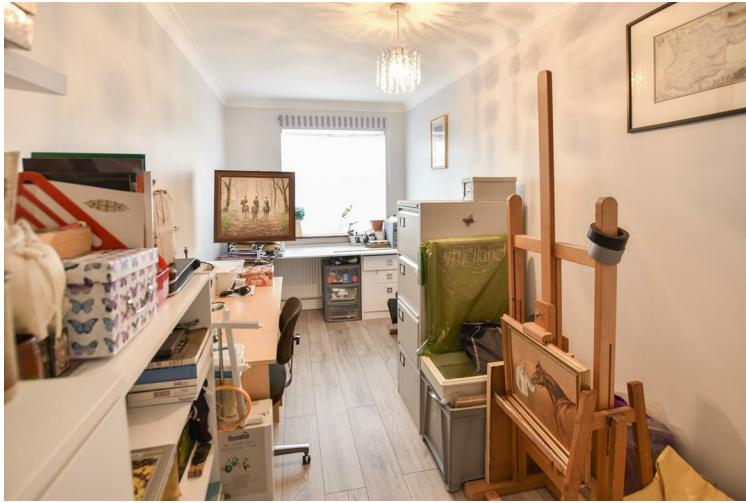
Bedroom 3 14'9 x 9'8 (4.50m x 2.95m)



Upvc double glazed window to front, radiator, laminate wood flooring, smooth plastered ceiling with coving.

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Bedroom 4 14'9 x 9'8 (4.50m x 2.95m)



Upvc double glazed window to rear, radiator, laminate wood flooring, smooth plastered ceiling with coving.

Bathroom



Upvc double glazed obscure window to side, 3 piece suite comprising concealed cistern W/C, curved corner sink with chrome mixer taps inset in gloss cupboard, panelled bath with chrome mixer tap and electric shower over with glass screen, fully tiled walls, vinyl flooring, smooth plastered ceiling with inset spot lighting and coving, extractor fan, built in storage cupboard, white heated towel rail.

Outside



The front of the property is blocked paved providing access to the garage plus off street parking for 2 vehicles with retaining wall and flowered borders and pathway to the side entrance.

Rear Garden approx 55' (approx 16.76m)



A lovely, secluded garden, commencing with a patio leading to a lawn area, paved path leading to further patio area with summer house.



Summer House



With glazed double doors, power and light and a side entrance door leading into storage shed.

Garage

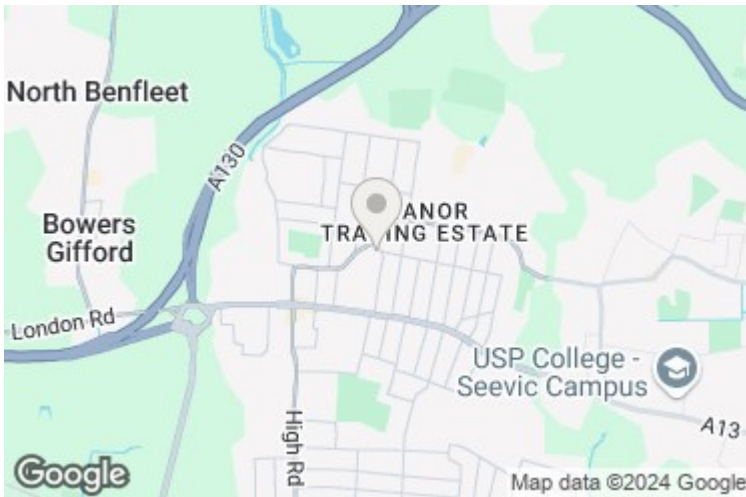
Up and over door, power and light, gas and electric meters.

Council Tax Band

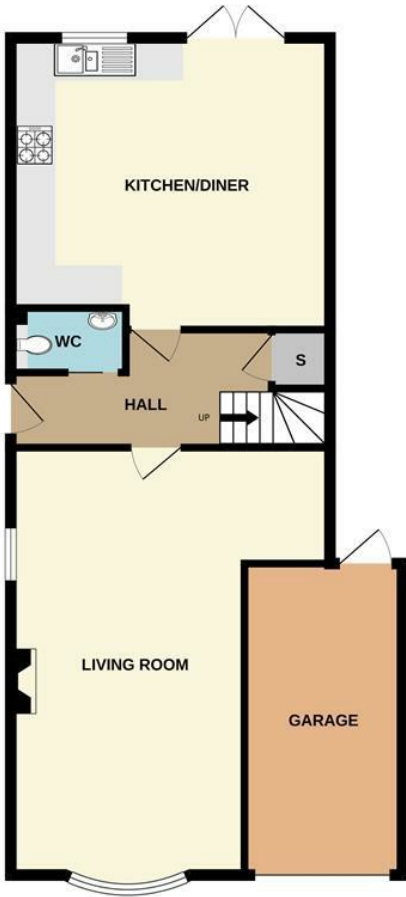
Tax Band D - Castle Point

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

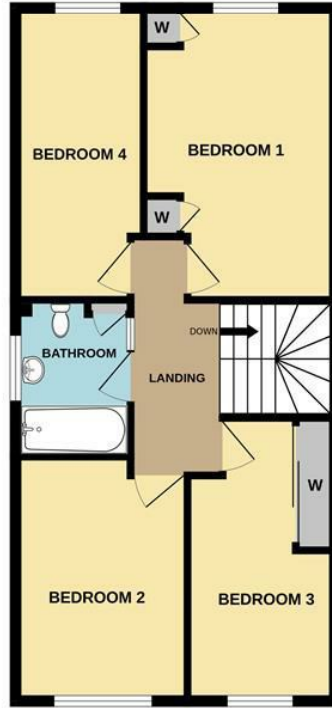
| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |



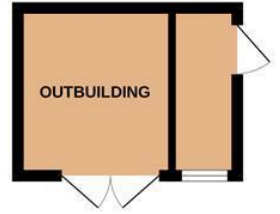
Ground Floor
746 sq.ft. (69.3 sq.m.) approx.



1st Floor
569 sq.ft. (52.9 sq.m.) approx.



Outbuilding
96 sq.ft. (8.9 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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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