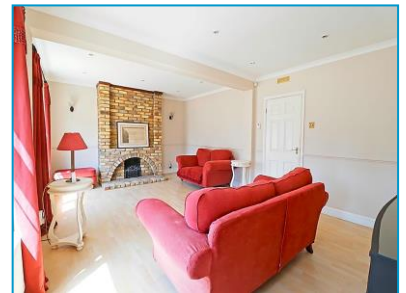




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Park Road, Thundersley



Morgan Brookes believe - Situated in a popular road in the heart of Thundersley is this spacious detached family home. The property offers good size accommodation with 3 reception rooms, utility room, a large rear garden, two garages & being located within close proximity to local amenities.

Our Sellers love - That it has been a much loved family home for many years & the local area was perfect for their growing family. The spacious kitchen & conservatory were often the center of family celebrations & they all loved the large garden.

Key Features

- Large Detached Home.
- 19'9 Conservatory.
- 20'8 Living Room.
- Dining Room & Utility Room.
- Extensive Rear Garden.
- Two Garages & Off-Street Parking.
- No Onward Chain.
- Excellent School Catchments.

**Offers in Excess of
£500,000**



Park Road, Thundersley

Entrance

Wood paneled door to:

Hallway

12' 7" x 9' 10" (3.83m x 2.99m)

Two double glazed windows to side aspects, stairs to first floor, under stairs storage area, radiator with ornate cover, dado rail, coving to ceiling, wood effect flooring, doors to:

Ground Floor Bedroom

12' 11" x 9' 5" (3.93m x 2.87m)

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

Family Bathroom

9' 10" x 6' 2" (2.99m x 1.88m)

Obscure double glazed window to side aspect, paneled bath with raised shower system & shower screen, pedestal hand basin, low level WC, stainless steel heated towel rail, tiling to walls & floor.

Living Room

20' 8" x 13' 10" (6.29m x 4.21m)

Two double glazed windows to front aspect, brick built feature fireplace, two radiators, coving to smooth ceiling incorporating down lights, wood effect flooring.

Kitchen

12' 11" x 11' 3" (3.93m x 3.43m)

Double glazed window to side aspect, range of fitted base & wall mounted units, Granite work surfaces incorporating Butler sink, splash back tiling, space for Range cooker, larder cupboard, radiator, coving to smooth ceiling incorporating down lights, tiled floor, open to Dining Room, door to:

Utility room

7' 1" x 5' 5" (2.16m x 1.65m)

Double glazed window to side aspect, space & plumbing for appliances, roll top work surfaces, coving to ceiling, tiled floor, double glazed paneled door to Conservatory.



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Offers in Excess of
£500,000

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.

Dining Room**12' 10" x 7' 1" (3.91m x 2.16m)**

Double glazed French doors to Conservatory, radiator, coving to smooth ceiling, tiled floor.

Conservatory**19' 9" x 11' 2" (6.02m x 3.40m)**

Double glazed windows to rear & side aspects, double glazed French doors to rear garden, double glazed vaulted roof, two wall mounted heaters, tiled floor.

First Floor Landing**12' 0" x 3' 6" (3.65m x 1.07m)**

Eaves storage area, airing cupboard, radiator, doors to:

Bedroom 1**13' 1" x 12' 0" (3.98m x 3.65m)**

Double glazed window to front aspect, eaves storage cupboard, radiator, smooth ceiling, carpet flooring.

Bedroom 2**12' 1" x 10' 11" (3.68m x 3.32m)**

Double glazed window to rear aspect, radiator, eaves storage cupboard, radiator, smooth ceiling, carpet flooring.

Bedroom 3**10' 5" nt 8'8" x 8' 9" nt 5'4 (3.17m nt 2.64m x 2.66m nt 1.62m)**

Double glazed window to side aspect, radiator, smooth ceiling incorporating loft access, carpet flooring.

Rear Garden

Paved seating area from property, stone path leading to rear, remainder laid to lawn, established shrubs & trees, gated side access.

Side Garage**18' 0" x 9' 4" (5.48m x 2.84m)**

Up & over doors to front & back, power & lighting connected.

Rear Detached Garage**21' 0" x 18' 0" (6.40m x 5.48m)**

Two glazed windows to front aspect, two wood paneled double doors to side aspect, vaulted roof.

Front Of Property

Block paved in & out driveway offering off street parking to front & side of property.



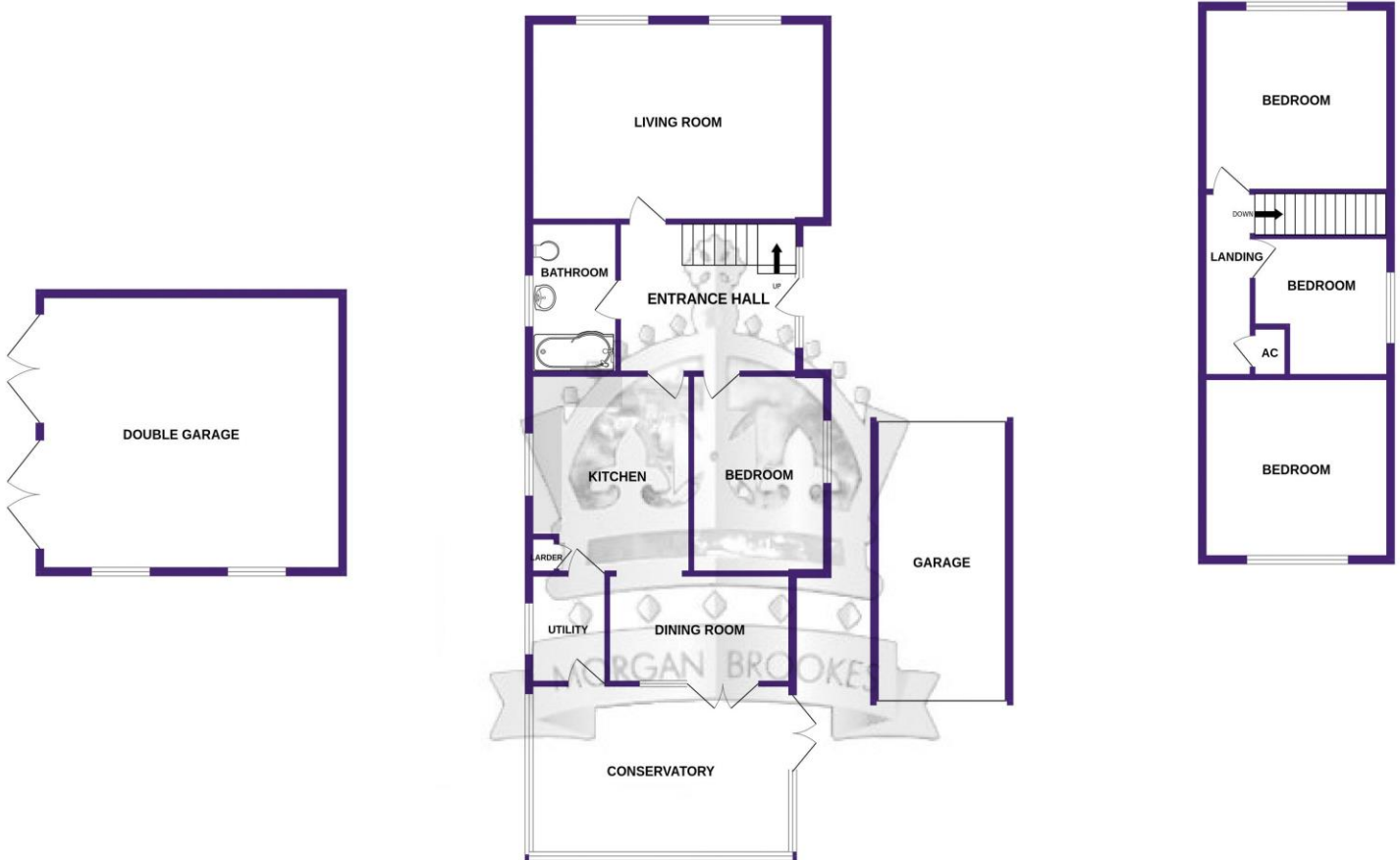
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DOUBLE GARAGE AT REAR
377 sq.ft. (35.0 sq.m.) approx.

GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



MORGAN BROOKES LTD

TOTAL FLOOR AREA : 2065 sq.ft. (191.9 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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