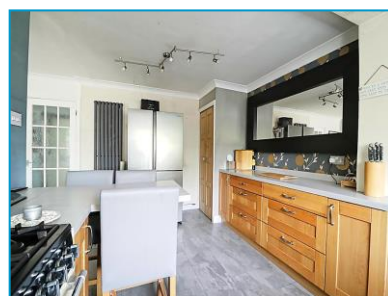




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Hart Road, Thundersley



Morgan Brookes believe - Being ideally situated in the heart of Thundersley village is this versatile & spacious 3 bedroom detached home offering 3 reception rooms, ground floor cloakroom, lean to/utility room, garage & ample off street parking. Located close to local shops, bus route & primary schools this is an ideal family home.

Our Sellers love - The space their home offers & have had many happy years raising their family in the home. Having ample off street parking, being on a corner plot at the top of a cul-de-sac with excellent neighbours within easy reach of the park, the village & all local schools & amenities.

Key Features

- Detached Family Home.
- Three Bedrooms.
- Three Reception Rooms.
- Lean To / Utility Room.
- Ground Floor Cloakroom.
- Garage & Ample Off Street Parking.

**Guide Price £500,000 -
£525,000**

Hart Road, Thundersley

Entrance

Double glazed panelled door to:

Porch

5' 10" x 5' 9" (1.78m x 1.75m)

Double glazed windows to front aspect, glazed circular window to side aspect, radiator, tiled flooring, obscure glazed door to:

Reception Room

13' 2" x 10' 1" (4.01m x 3.07m)

Double glazed window to front aspect, stairs to first floor, understairs storage area, feature fireplace, coving to smooth ceiling, ceiling fan, door to Living Room, tiled flooring, opening to:

Kitchen

16' 6" x 9' 8" (5.03m x 2.94m)

Double glazed window to front aspect, fitted Oak wood kitchen providing a range of base & wall mounted units, wall mounted unit with glazed front, square edge work surfaces incorporating sink & drainer unit, Range cooker with 5 point gas hob, fitted electric double oven, matching breakfast bar, integrated dishwasher, space for American style fridge/freezer, built in storage/larder cupboard with plumbing for washing machine & housing Valiant combi boiler, coving to smooth ceiling incorporating downlights, tiled flooring.

Inner Hallway

Wood effect laminate flooring, coving to smooth ceiling, door to:

Ground Floor Cloakroom

6' 8" x 2' 8" (2.03m x 0.81m)

Obscure double glazed window to side aspect, vanity hand basin, smooth ceiling, tiled flooring.

Living Room

22' 11" x 17' 3" (6.98m x 5.25m)

Double glazed windows side & rear aspects, 2 radiators, feature fireplace, coving to smooth ceiling, wood effect laminate flooring, opening to Conservatory, double glazed door to side aspect leading 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.

Lean To / Utility Room**13' 11" x 2' 9" (4.24m x 0.84m)**

Space & plumbing for appliances, vinyl flooring.

Conservatory**15' 4" x 9' 6" (4.67m x 2.89m)**

Double glazed windows to side & rear aspects, double glazed bi folding doors to rear garden, double glazed & smooth ceiling incorporating downlights, tiled flooring with under floor heating.

First Floor Landing**13' 6" x 3' 2" (4.11m x 0.96m)**

Double glazed window to side aspect, radiator, built in storage cupboard, smooth ceiling, carpet flooring, doors to:

Bedroom 1**15' 7" x 11' 2" (4.75m x 3.40m)**

Two double glazed windows to rear aspect, radiator, built in spacious walk in wardrobe, smooth ceiling with loft access, wood effect laminate flooring.

Bedroom 2**11' 8" x 8' 10" (3.55m x 2.69m)**

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

Bedroom 3**11' 2" x 8' 8" (3.40m x 2.64m)**

Double glazed window to front aspect, radiator, wood effect laminate flooring.

Bathroom**11' 3" x 6' 10" (3.43m x 2.08m)**

Obscure double glazed window to side aspect, corner shower cubicle, pedestal hand basin, low level WC, panelled bath, stainless steel heated towel rail, coving to smooth ceiling, extractor fan, tiling to walls & flooring.

Rear Garden

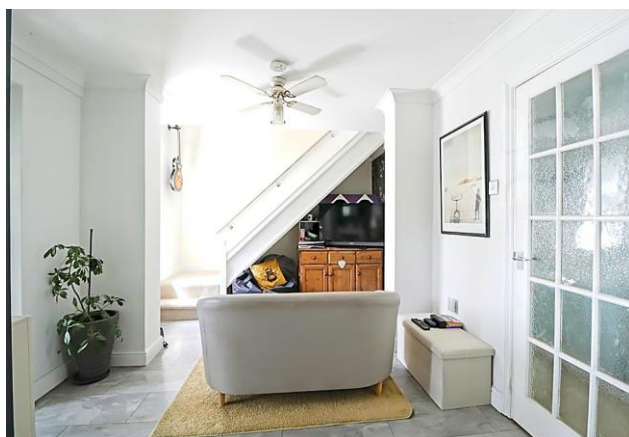
Mainly laid to lawn with rear decked seating area, hot tub to remain, side access gate, double glazed double doors to Garage with further access to wooden storage shed to side of the property.

Garage

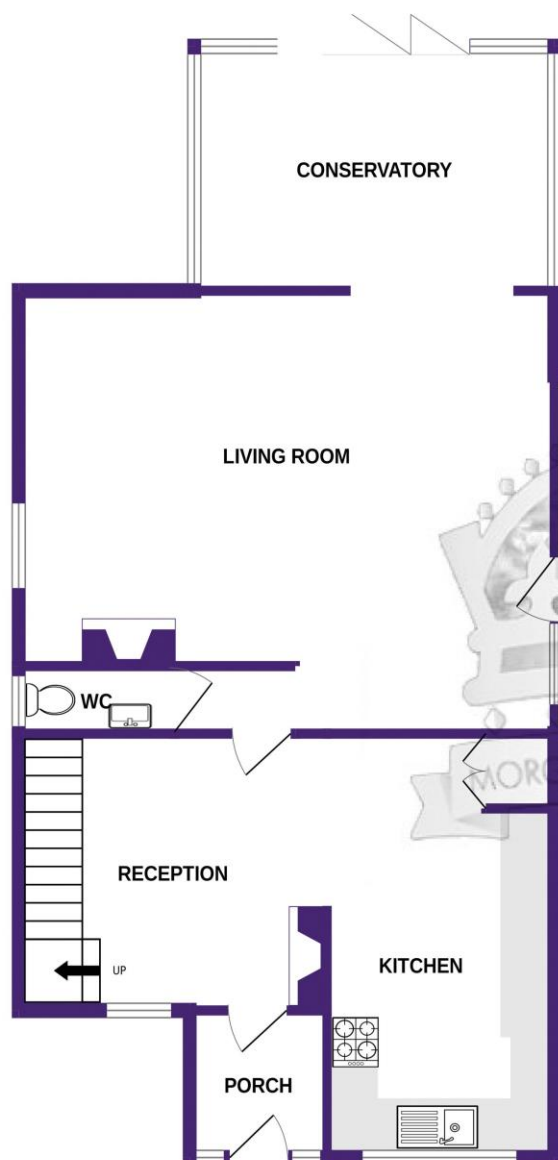
Double glazed door to rear garden, power & light connected.

Front Of Property

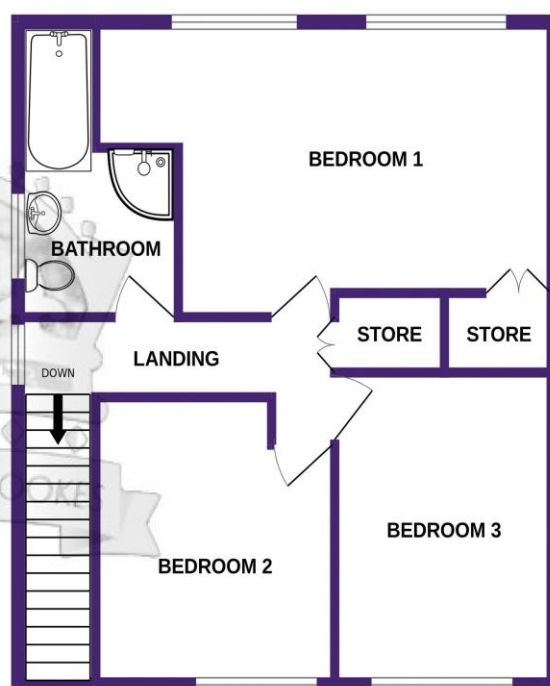
Block paved driveway offering ample off street parking.



GROUND FLOOR



1ST FLOOR



MORGAN BROOKES LTD

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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