



**Brown & Brand**



**Common Approach**

Thundersley, SS7 3RX

- Sought-after Common Approach location
- No Onward Chain
- South-facing rear garden
- Ideal opportunity to modernise and make your own

**Offers In Excess Of £575,000**





## Property Description

Occupying a desirable position in the sought-after area of Common Approach, this four-bedroom detached home offers an excellent opportunity for buyers looking for a family home with plenty of potential to make their own. With views across the common.

The property offers spacious accommodation, featuring a kitchen fitted with a range of units and some integrated appliances. While some modernisation is required, this is a fantastic opportunity to put your own stamp on a home in a popular residential location.

Outside, the property benefits from off-street parking to the front, a garage and a south-facing rear garden, with conifer borders providing a good degree of privacy.

Situated in a particularly quiet area, the property is conveniently located for local shops, schools, parks and everyday amenities, with transport links nearby providing access to surrounding areas.

An excellent opportunity to secure a detached family home in a sought-after position, overlooking Thundersley Common.





## ACCOMMODATION

The property is approached via an open canopied entrance with exterior lighting, leading to a UPVC double-glazed leadlight entrance door providing access to the accommodation.

## RECEPTION HALL

Carpeted flooring, radiator, hardwood panelled doors leading to the remaining accommodation, coved and Artex ceiling with inset spotlights, wall-mounted thermostat control and alarm control panel.

## GROUND FLOOR CLOAKROOM

Fitted with a two-piece suite comprising a close-coupled WC and wall-mounted wash hand basin with tiled splashbacks. Tiled flooring, coved and Artex ceiling with inset spotlights and extractor fan.



## KITCHEN

11' 6" x 9' 10" (3.51m x 3m) Modern kitchen featuring a smooth plastered ceiling with inset spotlights and coving. Extensive range of wall and base units with drawer packs and marble work surfaces over. Inset one-and-a-half bowl stainless steel sink with mixer tap. Integrated oven and grill, five-ring gas hob with matching extractor hood over, plus an integrated fridge and integrated dishwasher. UPVC double-glazed leadlight window to the front aspect. Wood-effect laminate flooring and radiator. UPVC double-glazed door to the side. Open archway through to

## UTILITY ROOM

6' 1" x 5' 4" (1.85m x 1.63m) Wood-effect laminate flooring, rolled-edge work surfaces with space and plumbing beneath for a washing machine and tumble dryer, further space for a freestanding fridge/freezer, coved and Artex ceiling with inset spotlights, UPVC double-glazed side window and serving hatch through to the dining area.



## LOUNGE/DINER

26' 1" x 11' 11" (7.95m x 3.63m) Carpeted flooring, two radiators, dado rail and coved ceiling with Artex finish and two central ceiling roses. Feature brick fireplace with inset coal-effect gas fire. UPVC double-glazed patio doors providing access to the rear garden, together with further UPVC double-glazed French doors with matching side panels leading to

## SUN LOUNGE/CONSERVATORY

13' x 11' (3.96m x 3.35m) Brick-built conservatory with UPVC double glazing to all aspects and French-style doors opening onto the garden. Correx pitched roof with fitted sun blinds and wood-effect flooring.





### **FIRST FLOOR LANDING**

Carpeted flooring, radiator, coved and Artex ceiling with inset spotlights and access to an insulated loft space. UPVC double-glazed window to the side, doors leading to all rooms and a built-in airing cupboard housing the hot water tank.

### **BATHROOM**

Fitted with a three-piece white suite comprising a wood-panelled bath with hand grips and antique-style mixer taps, pedestal wash hand basin and close-coupled WC with wooden seat. Wood-effect flooring, radiator, tiled walls to waist height, obscure UPVC double-glazed rear window, coved and Artex ceiling and shaver socket.



### **BEDROOM ONE**

12' 2" x 10' 9" (3.71m x 3.28m) Carpeted flooring, radiator, UPVC double-glazed rear window and coved ceiling with Artex finish. The room benefits from an extensive range of built-in bedroom furniture to all walls, incorporating a recess for a double bed, bedside cabinets and overhead cupboards. Door leading through to

### **EN-SUITE SHOWER ROOM**

Fitted three-piece suite comprising a separate shower cubicle with plumbed-in shower, pedestal wash hand basin with tiled splashbacks and close-coupled WC with wooden seat. Carpeted flooring, radiator, obscure UPVC double-glazed side window and Artex ceiling.



### **BEDROOM TWO**

14' x 8' 9" (4.27m x 2.67m) Carpeted flooring, radiator and a coved ceiling with Artex finish. UPVC double-glazed leadlight window to the front aspect, allowing natural light into the room.

### **BEDROOM THREE**

9' 8" x 8' 8" (2.95m x 2.64m) The room benefits from wood-effect flooring, a radiator, UPVC double-glazed rear window allowing for natural light, and a coved ceiling with Artex finish.

### **BEDROOM FOUR**

11' 8" x 8' 3" (3.56m x 2.51m) The room features wood-effect flooring, a radiator and a UPVC double-glazed leadlight window to the front aspect, allowing in natural light. The ceiling is finished with Artex and inset spotlights.





## EXTERNALLY

### REAR GARDEN

The property benefits from a south-facing rear garden, offering a good degree of privacy thanks to established conifer borders to the rear. A paved area sits immediately outside the property, with the remainder mainly laid to lawn, complemented by raised semi-circular flower beds and a corner sun terrace, providing a pleasant space to relax and enjoy the garden. Gated side access.

### PARKING

Parking is provided via an integral one-and-a-half garage with an up-and-over panelled door, approached via a private driveway offering additional off-street parking for at least one vehicle.

### FRONT GARDEN

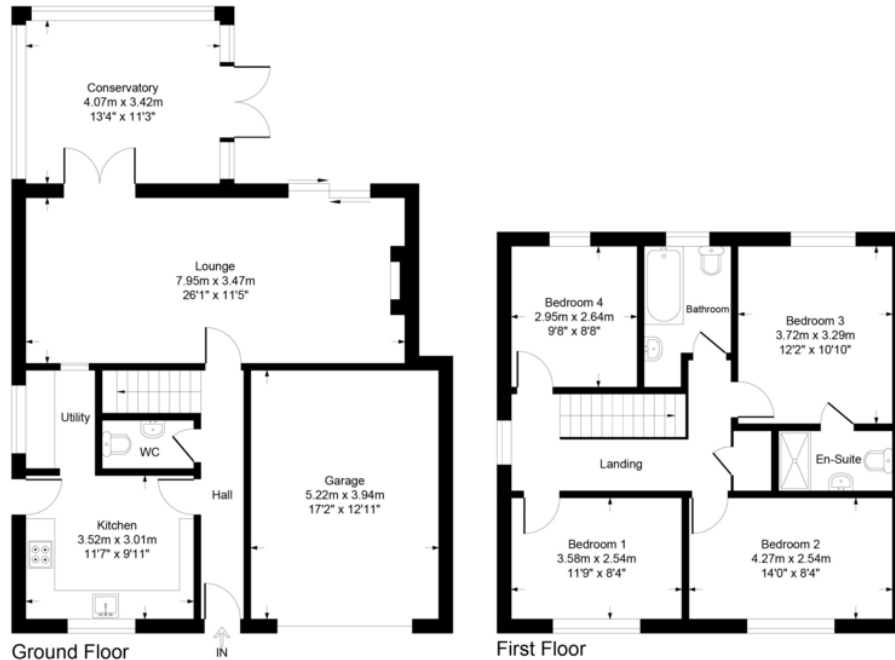
The front garden is mainly laid to lawn, with a retaining brick wall and established flower and shrub borders adding greenery and character. External courtesy lighting.



# 52 Common Approach

Approximate Gross Internal Floor Area = 151.6 sq m / 1632 sq ft  
(Including Garage)

Garage = 20.5 sq m / 221 sq ft



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