



Brown & Brand



Thorington Avenue

Daws Heath, Benfleet, SS7 2TH

- Charming character 3-bedroom cottage in sought after Daws Heath
- Substantial garden and potential to extend further (STP)
- 2 receptions
- Modern kitchen

**Guide price £425,000-£450,000**





## Property Description

GUIDE PRICE £425,000-£450,000

Situated in the highly sought-after area of Daws Heath, this character-filled 1935-built three-bedroom cottage presents a rare opportunity to acquire a home with enormous potential for further extension (STPP). Upon entering, you're welcomed into an entrance hall with stairs rising to the first floor. The ground floor boasts a separate lounge and dining room, each enhanced by their own charming feature fireplaces, as well as a modern fitted kitchen offering practicality and style. Upstairs, the property comprises three well-proportioned bedrooms and a contemporary three-piece family bathroom. One of the standout features of this property is the generous rear garden, offering plenty of space for outdoor living. The home is set back from the road with a wide independent driveway providing ample off-street parking and leading to a detached garage.



## ACCOMMODATION

Approached via UPVC double glazed entrance door giving access to

## ENTRANCE HALL

Carpet. Access to stairs to 1st floor landing with fitted carpet and wooden handrail. Panel doors to other rooms. Wall mounted cupboard housing electric meter and drip switches.

## LOUNGE

12' 9" x 11' 2" (3.89m x 3.4m) Carpet, radiator and UPVC double glazed window to front. Picture rail. Architrave to ceiling. Central chimney breast with wooden surround and tiled hearth

## DINING ROOM

12' 9" x 10' 9" (3.89m x 3.28m) Carpet. Radiator. Double glazed window to side. Picture rail. Central chimney breast with a wooden surround and tiled hearth with storage unit to one alcove. Access to under stairs storage. Panel door giving access through to

## KITCHEN

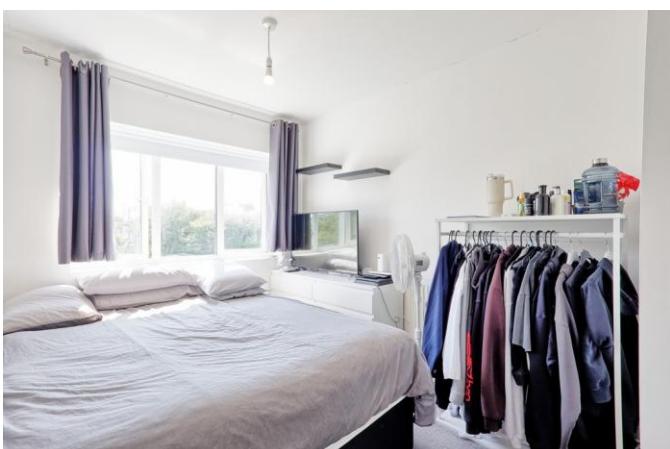
12' 9" x 8' 9" (3.89m x 2.67m) Fitted in a range of modern kitchen cupboards to ground and high level with worktops over. Inset stainless steel single bowl single drainer sink unit with mixer tap. Inset oven and grill with four ring hob and extractor. Space and plumbing for washing machine. Space for freestanding fridge freezer. Cushion flooring. Radiator. Flat plastered ceiling. Double glazed door and window to side. Tiled splashback. Larder cupboard.

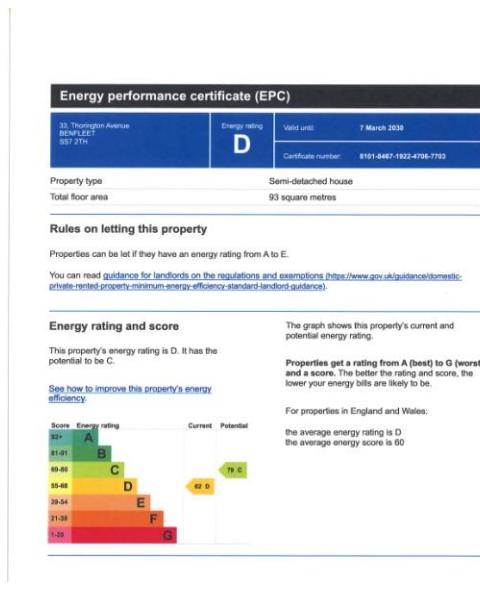
## FIRST FLOOR LANDING

Carpet. Flat plastered ceiling. Door giving access to all rooms

## BEDROOM ONE

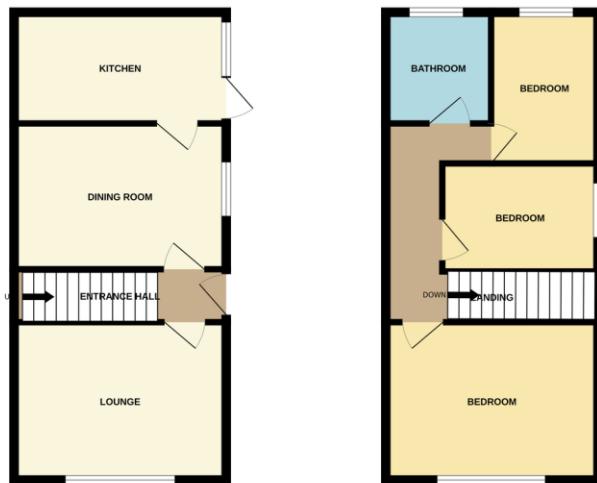
12' 9" x 10' 9" (3.89m x 3.28m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling. Central chimney breast with tiled fireplace. Built-in storage cupboard.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate and not to scale. The floorplans are for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to scale and are not intended to be used for planning permission. The floorplans have not been tested and no guarantee as to their operability or efficiency can be given.

## BEDROOM TWO

10' 9" x 8' 7" (3.28m x 2.62m) Carpet. Radiator. Double glazed window to side. Picture rail. Flat plastered ceiling. Built in storage cupboard.

## BEDROOM THREE

12' x 7' 6" (3.66m x 2.29m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling. Built-in boiler cupboard housing boiler serving hot water and central heating systems.

## BATHROOM

Fitted in a white three piece suite comprising panelled bath with mixer shower attachment and glass screen pedestal wash hand basin and close coupled WC. flooring. Tiled splashback. Obscure double glazed window to rear. Stainless steel towel rail/radiator.

## EXTERNALLY

### REAR GARDEN

One of the standout features of this property is the generous rear garden, offering plenty of space for outdoor living. Laid to lawn with mature hedges and shrub borders. Wide side access with privacy gate. Two store cupboards set to rear of property.

### PARKING

Provided via a wide independent driveway leading to a single detached garage with side-by-side doors.

### FRONT GARDEN

Laid to lawn with hedge boarders

### AGENTS DISCLAIMER

Due to the seller never having occupied and only having limited knowledge about the property they have been unable to provide answers to all material information

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

221 London Road  
Hadleigh  
Essex  
SS7 2RD

[www.brownbrand.co.uk](http://www.brownbrand.co.uk)  
sales@brownbrand.com  
01702 552966