



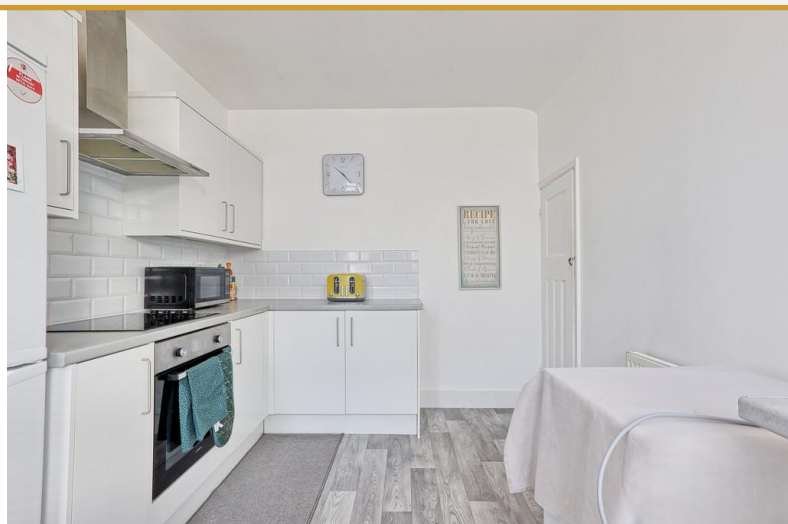
Brown & Brand



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.



