



STUART THOMAS
ESTATES



- CHARACTER FAMILY HOME
- LOVINGLY RESTORED
- LARGE WEST BACKING GARDEN
- STUNNING FAMILY ROOM

445 Rayleigh Road, Thundersley, SS7 3ST

£650,000

Built in 1911 this DETACHED FAMILY HOME has been LOVINGLY updated and EXTENDED to provide IMMACULATE ACCOMMODATION including 9' high ceilings to the ground floor. QUALITY VILLEROY AND BOCH Bathroom suites, a STUNNING OPEN PLAN FAMILY ROOM with 2 sets of BI FOLD doors leading to the LARGE WEST BACKING GARDEN and lots more!



Property Description

ENTRANCE HALL

Double glazed entrance door with etched glass and an adjacent screen leads to the spacious and impressive entrance hall. Stairs lead to the first floor. Amtico wood effect flooring. Feature radiator.

CLOAKROOM

With a quality Villeroy and Boch suite comprising a low level wc and wash hand basin with a mixer tap. Double glazed obscure window to the side.

LOUNGE

15' 5" x 14' 5" (4.7m x 4.39m) This beautiful room has a large double glazed sash bay window to the front aspect. Feature fireplace with a Stovax multi fuel stove and adjacent built in bookshelves. Amtico flooring. Coving. Ornate ceiling rose. Picture rail. Feature radiator. Twin doors lead to the:-

DINING ROOM

13' 7" x 11' 2" (4.14m x 3.4m) Another beautiful room with a feature Victorian fireplace with a working chimney. Feature radiator. Picture rail. Amtico flooring. Open plan to the:-

FAMILY ROOM

19' 5" x 7' 9" widening to 10' 7" (5.92m x 2.36m) This stunning room has 2 sets of Bi Fold doors leading to the LARGE WEST BACKING GARDEN. There is a 3M lantern with adjacent inset spotlights. Amtico flooring. Radiator. A range of built in kitchen units house the integrated fridge and freezer. Neff oven and microwave. Open plan to the :-

KITCHEN

10' x 9' 11" (3.05m x 3.02m) Superbly fitted with a range of quality grey units with granite work surfaces over. Double





belfast sink with a mixer tap over. Integrated dishwasher. Glass fronted display unit. Double glazed sash window to the side. Built in Caple wine cooler. 5 ring gas hob with a NEFF extractor cooker hood over. Picture rail. Amtico flooring.

UTILITY ROOM

10' 1" x 6' 7" (3.07m x 2.01m) This very useful room at the rear of the garage has double glazed french doors leading to the rear garden. Space and plumbing for a washing machine and tumble dryer. A wood work top with a surface mounted white ceramic sink bowl. Radiator. Wall mounted storage shelves. Door leads to the garage.



LANDING

Double glazed sash window to the side. Access to the loft which the vendor informs us is boarded and insulated. Coving.

BEDROOM ONE

14' 4 max" x 11' 5" (4.37m x 3.48m) Double glazed sash window to the front. Radiator with a cover. Picture rail. Feature cast iron fireplace. Door leads to the:-

DRESSING ROOM

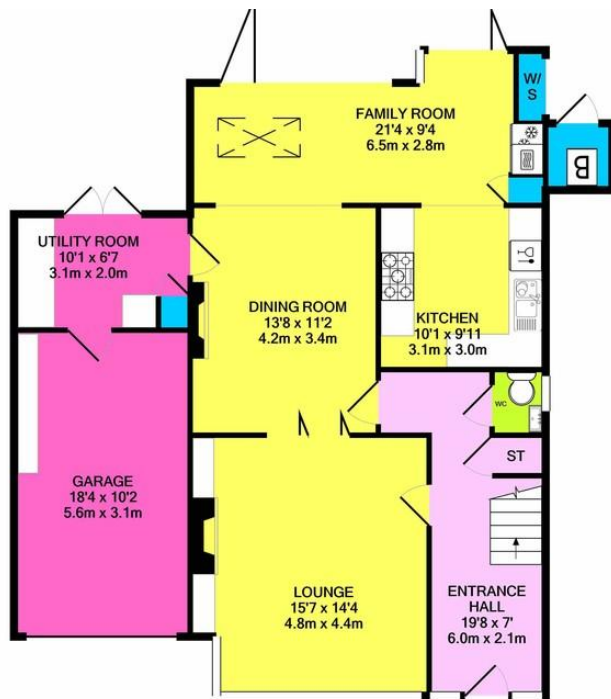
10' 5" x 8' 6" (3.18m x 2.59m) Double glazed sash window to the front. Radiator. Door leads to the:-

EN SUITE

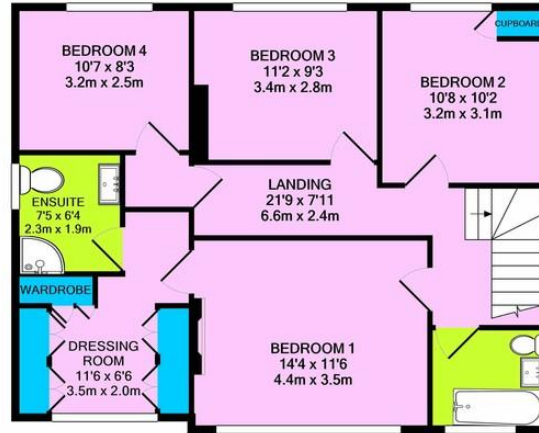
With a 3 piece Villeroy and Boch suite comprises a low level wash hand basin and shower tray with enclosure. Heated towel rail. Double glazed obscure window to the side. Fully tiled to all visible walls. Extractor fan.

BEDROOM TWO

11' 2 max" x 9' 3" (3.4m x 2.82m) Double glazed window to



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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the rear. Radiator with a cover. Coving.

BEDROOM THREE

10' 7" x 10' 1" (3.23m x 3.07m) Double glazed window to the rear. Radiator with a cover. Built in storage/wardrobe cupboard. Coving.

BEDROOM FOUR

10' 5" x 7' 8" (3.18m x 2.34m) Double glazed window to the rear. Recess for display purposes. Radiator with a cover.

FAMILY BATHROOM

With a quality 3 piece Villeroy and Boch suite comprising a Spa Bath with remote control wash hand basin and low level wc. Shower over the bath and shower screen. Heated towel rail. Extractor fan. Obscure double glazed sash window to the

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

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