



STUART THOMAS
ESTATES



- STUNNING KITCHEN/FAMILY ROOM
- THREE DOUBLE BEDROOMS
- 5 MINUTE WALK TO SEEVIC
- 3 MINUTE WALK TO KING JOHN SCHOOL

52 The Malyons, Thundersley, Essex, SS7 1TU

Offers In Excess Of £450,000

SHORT ONWARD CHAIN!! Are you looking for a property with the WOW factor? This DETACHED CHALET is located in a HIGHLY SOUGHT AFTER AREA, a short walk to KING JOHN SCHOOL & SEEVIC College and has a STUNNING OPEN PLAN KITCHEN/FAMILY ROOM with doors leading to the WEST BACKING REAR GARDEN. With 3 DOUBLE BEDROOMS (one on the ground floor).



Property Description

ENTRANCE PORCH

Composite entrance door with a glazed inset leads to the entrance lobby. Access to a large walk in storage cupboard with built in cupboards to the end. Painted brick wall. Twin glazed doors lead to the:-

ENTRANCE HALL

Stairs to the first floor with large under stairs cupboard with light. Double radiator. Wood effect flooring.

CLOAKROOM

With a 2 piece white suite comprising a low level wc and corner wash hand basin. Doors lead to the utility room.

KITCHEN/FAMILY ROOM

25' 11" x 19' 9" (7.9m x 6.02m) This amazing open plan living space at the rear of the property has wide double glazed sliding patio doors leading to the WEST BACKING REAR GARDEN. Solid oak wood flooring with tiling to the kitchen area. Wood burning stove. Two double radiators. Coving. Double glazed window to the side. The KITCHEN AREA is superbly fitted with a range of units and a large centre island unit incorporating a breakfast bar and 5 ring gas hob with an extractor cooker hood over. Single drainer one and a half bowl stainless steel sink unit with a mixer tap over. Integrated dishwasher. Built in double oven. Space for a fridge freezer. Under stairs larder cupboard. Double glazed window to the side and a double glazed door leading to the covered side access which has access to the front and rear gardens.

UTILITY ROOM

8' x 5' 2" (2.44m x 1.57m) Double drainer stainless steel sink unit. Double glazed window to the side. Door leads to the garage.





LANDING

Lead light double glazed window to the side. Two radiators. Access to the loft. Large airing cupboard. Wall light point.

MASTER BEDROOM (GROUND FLOOR)

18' 9" x 11' 5" (5.72m x 3.48m) This good size master bedroom is split level in design. Double glazed window to the front. Solid oak wood flooring. Coving. Double radiator.

BEDROOM TWO

15' 9" x 9' 4" (4.8m x 2.84m) Built in wardrobes with access to the eaves. Further access to the eaves. Double glazed window to the rear. Radiator. Wood effect flooring.

BEDROOM THREE

11' 4" x 10' 11" (3.45m x 3.33m) A good size third bedroom with a double glazed window to the front. Radiator. Solid oak wood flooring. Two access points to the eaves.

BATHROOM

A 4 piece white suite comprising a low level wc wall hung wash basin with drawers under, corner bath with a mixer tap and shower attachment and a large walk in shower which is run off its own pump. Heated towel rail. Lead light obscure double glazed window to the side. Inset ceiling spotlights. Solid oak wood flooring.

GARAGE

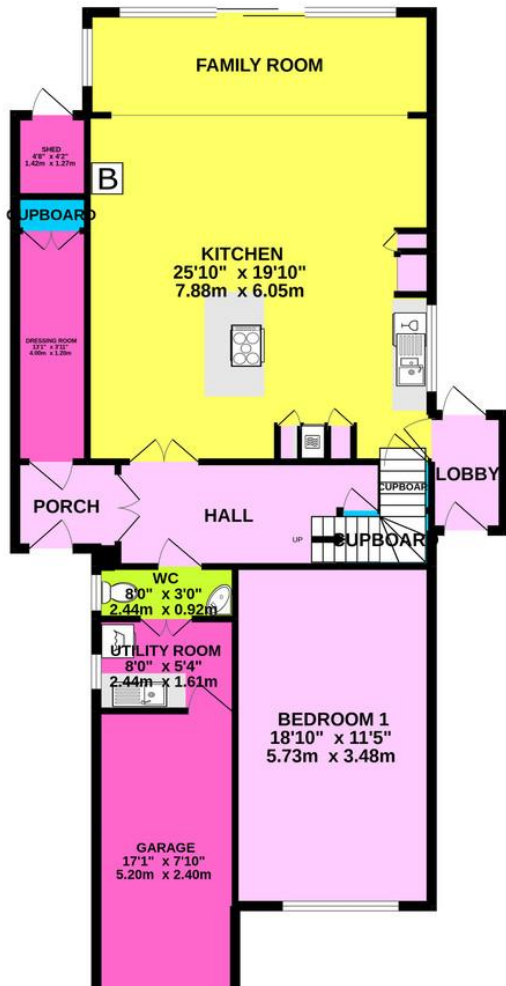
16' 10" x 8' (5.13m x 2.44m) With an up and over door. Gas meter and electric consumer unit. Personal door to the utility room.

FRONT GARDEN

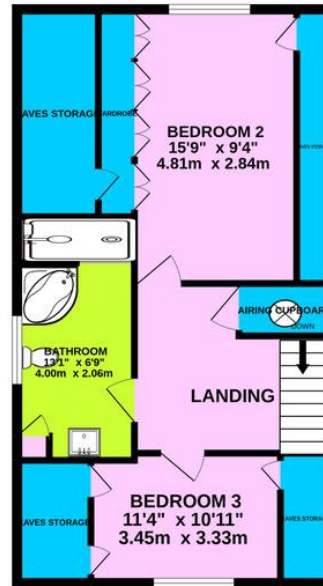
Being paved providing ample off street parking.



GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



REAR GARDEN

This WEST BACKING rear garden is easily maintained with a large decked area. Artificial lawn. External water supply. Access to useful storage shed.

COUNCIL TAX BAND

Castle Point Borough Council
Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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