



STUART THOMAS
ESTATES



- LARGE FAMILY HOME
- APPROX 130' REAR GARDEN
- 23' LOUNGE/DINER
- DINING ROOM/SNUG

148 Thundersley Park Road, Benfleet, Essex , SS7 1EN

Guide Price £475,000

Don't miss out on this AMAZING FAMILY HOME standing on a LARGE PLOT and having been EXTENDED to provide EXCELLENT SIZE FAMILY ACCOMMODATION. Large Lounge Diner, separate dining room/snug, good size utility room/playroom and a large Kitchen/Diner and Cloakroom. Three good size bedrooms and spacious bathroom with a 5-piece suite.



Property Description

ENTRANCE HALL

Double glazed entrance door with glazed panels leads to the spacious and impressive entrance hall. Stairs lead to the first floor with a cupboard under. Thermostat for the central heating. Radiator. Obscure double glazed window to the side.

CLOAKROOM

With a low level wc and vanity wash hand basin with a cupboard under. Obscure double glazed window to the side.

LOUNGE/DINER

23' 9" x 13' 1" (7.25m x 4.0 into the bay widening to 4.5m) This large room across the front of the property has a double glazed bay window and a further double glazed window to the front aspect. Feature fireplace. Dado rail. Coving. Two radiators. Twin part glazed doors lead to the :-

DINING ROOM/SNUG

11' 9" x 11' 5" (3.6m x 3.5m) With sliding patio doors leading to the playroom/utility room. Dado rail. Double radiator. Coving

KITCHEN/DINER

19' 0" x 11' 5" (5.8m x 3.5m) This exceptionally good size room has twin double glazed french doors leading to the rear garden. A range of units at eye and base level with ample work surfaces over. 4 ring gas hob with an extractor cooker hood over built in oven/grill and microwave. Space and plumbing for a concealed washing machine and dishwasher. One and a half bowl single drainer sink unit with a mixer tap over. Vertical radiator.

UTILITY/PLAYROOM

11' 9" x 8' 10" (3.6m x 2.7m) With double glazed french doors





leading to the rear garden. Vertical radiator. A high level obscure double glazed window to the side. Built in units one offering housing for a tumble dryer. Storage cupboard. Twin double glazed french doors lead to the kitchen.

LANDING

High level window to the side. Radiator. Dado rail. Inset ceiling spotlights.

BEDROOM ONE

13' 9" x 11' 9" (4.2m x 3.6m) Double glazed window to the rear and a high level double glazed window to the side. Double radiator.

BEDROOM TWO

15' 5" x 9' 6" (4.7m x 2.9 plus wardrobesm) Double glazed window to the rear offering views towards Boyce Hill Golf Course. Two velux windows to the front. Fitted wardrobes to the recess with pelmet lighting. Double radiator.

BEDROOM THREE

9' 2" x 8' 6" (2.8m x 2.6 plus wardrobe) This good size room has a walk in wardrobe to one wall. Velux window to the front. Access to the eaves. Double radiator.

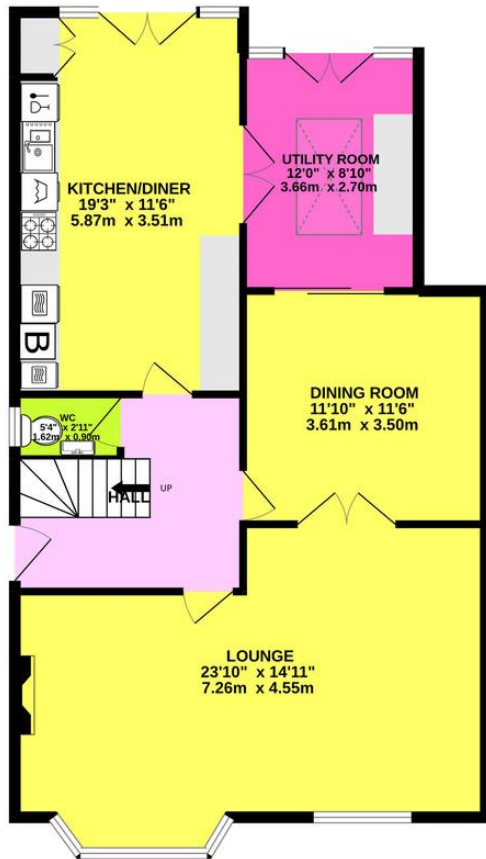
BATHROOM

8' 10" x 7' 10" (2.7m x 2.4m) This larger than average family bathroom has a 5 piece white suite which comprises a low level wc bidet panelled bath with mixer taps and a shower attachment. Vanity wash basin with cupboard under and a corner shower. Heated towel rail. Obscure double window to the side. Half tiled to all visible walls. Lowered ceiling over the sink with inset ceiling spotlights.

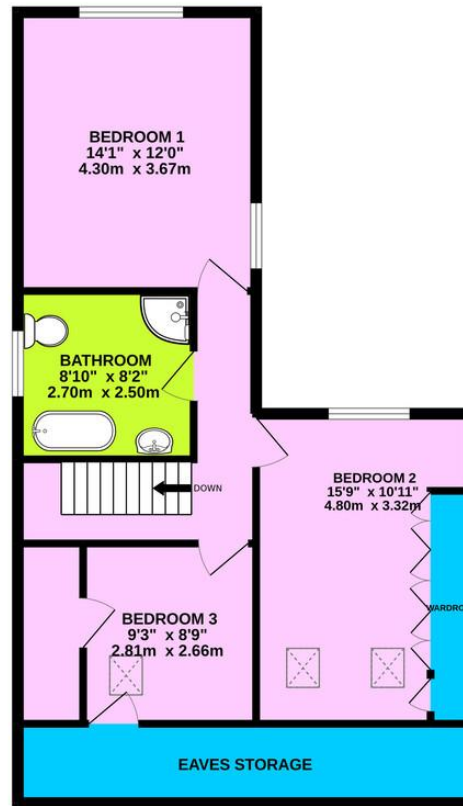
GARAGE



GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (148.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

This integral garage has an electric up and over door. Access to the basement.

FRONT GARDEN

Providing off street parking for up to the 3 vehicles.

REAR GARDEN

This superb split level rear garden measures approximately 130' according to the vendor. There is a paved patio with steps leading up to the next level which has a crazy paved patio, artificial lawn and a garden shed. There is a gate and dwarf wall which leads in turn to the remainder of the garden which is laid to lawn with a variety of trees and shrubs. Greenhouse and a seating area. Side access to the front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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