



stuart  
thomas

**28 Grandview Road**

Thundersley, SS7 3JZ

- IN NEED OF UPDATING
- TWO BEDROOMS
- POPULAR LOCATION
- SPACIOUS KITCHEN

**Guide Price £280,000**

EPC Rating '64'



**ENTRANCE DOOR** Entrance door with a glazed inset leads to the entrance hall. Radiator. Dado rail.

**LOUNGE** 13' 2" x 11' 2" (4.01m x 3.4m) Double glazed bay window to the front. Double radiator. Coving. Chimney Breast.

**KITCHEN** 11' 2" x 10' 11" (3.4m x 3.33m) This good size room has a double glazed window to the rear. Fitted with units at eye and base level. Double radiator. Wall mounted gas fired central heating boiler. Small window to the rear. Door leads to the rear garden. Space and plumbing for a washing machine. Single drainer stainless steel sink unit.

**BEDROOM ONE** 11' x 9' 1 plus wardrobes" (3.35m x 2.77m) A range of fitted wardrobes to one wall. Double radiator. Double glazed bay window to the front.

**BEDROOM TWO** 11' x 9' 6 narrowing to 6'6"" (3.35m x 2.9m) Window to the rear. Double radiator. Built in storage cupboard.

**SHOWER ROOM** Large walk in shower. Pedestal wash hand basin. Access to the loft. Obscure window to the rear. Radiator. Sliding door leads to the:-

**WC** Low level wc. Obscure window to the rear.

**OFF STREET PARKING** To the front of the property with a driveway with restricted access leading to the rear garden.

**REAR GARDEN** In excess of 40' deep laid to lawn with a paved patio. Garden shed. Screen fencing.

