

stuart
thomas



- IMMACULATE FAMILY HOME
- 4 DOUBLE BEDROOMS
- FANTASTIC MODERN FITTED KITCHEN/DINER
- WEST FACING LANDSCAPED GARDEN

12 Bradley Avenue, Thundersley, Essex, SS7 3AG

Guide Price £460,000

An IMMACULATE 4 BEDROOM family home with a FANTASTIC KITCHEN DINER which leads to a CONSERVATORY overlooking the LANDSCAPED WEST FACING garden. 4 DOUBLE BEDROOMS and lounge with FEATURE FIRE set into the wall. With KINGSTON AND KING JOHN CATCHMENT viewing is highly recommended. NO ONWARD CHAIN.



Property Description

HALL

Entrance via a composite door with obscure glass into a spacious hall with wood effect laminate flooring. Radiator. Stairs to first floor.

CLOAKROOM/UTILITY

Washing machine and tumble drier are housed within a utility cupboard in the downstairs cloakroom. Additional wall cupboards. Hand wash basin set into a vanity unit. Close coupled WC. Chrome heated towel rail. Wood effect laminate flooring.

LOUNGE

17' 9" x 10' 6" (5.41m x 3.2m) A well proportioned room with a focal point of a gas fire set into the wall with a remote controlled log effect and flame gas fire which is thermostatically controlled. Double glazed bay window with Georgian effect to the front. Wood effect laminate flooring.

KITCHEN/DINER

21' 9" x 14' 1" NARROWING TO 10' 8" TO KITCHEN AREA" (6.63m x 4.29m) This room is really the hub of the home with plenty of space for a large dining room table to one end of the room with the other offering a modern well fitted kitchen with ample cupboard space. The kitchen comprises of cream gloss eye and base level units with integrated fridge/freezer, dishwasher, double oven and microwave as well as a large larder cupboard and wine fridge. Gas hob with stainless steel chimney extractor. One and a half bowl stainless sink with wood effect laminate work surface over and tiled splash back. Additional over the work surface lighting which is dimmable. Boiler concealed in cupboard. Double glazed window to rear. TV point. Sockets with USB ports. Smooth plastered ceiling and coving. Tiled floor. Radiator. Double glazed patio doors





to the conservatory.

CONSERVATORY

12' 3" x 8' 4" (3.73m x 2.54m) A great room overlooking the west facing garden with windows to 3 sides. TV point. Tiled floor and the added bonus of 2 roof openers. French doors to garden.

LANDING

Access to the loft which has a pull down loft ladder with power and lighting. Carpet.

BEDROOM ONE

15' 2" INTO WARDROBE" x 10' 6" (4.62m x 3.2m) A range of Hammond fitted wardrobes with sliding doors inset with mirrors. TV point. Sockets with USB ports to either side of the bed. Double glazed window to front with Georgian effect. Radiator. Wood effect laminate flooring.

BEDROOM TWO

14' 3" x 12' 1" NARROWING TO 12' 1" (4.34m x 3.68m) Fitted wardrobes with additional storage cupboards above. Airing cupboard housing shower pump. TV point. Double glazed window to rear. Radiator.

BEDROOM THREE

11' 3" x 10' 9" (3.43m x 3.28m) A double bedroom with fitted wardrobes with mirrored sliding doors and shelving to one wall. TV point. Radiator. Wood effect flooring. Double glazed window to rear.

BEDROOM FOUR

11' 6" NARROWING TO 10' 5" x 7' 8" (3.51m x 2.34m) The fourth bedroom is capable of taking a double bed if required. Built in storage cupboard to one wall. Radiator. Double





glazed window to front with Georgian effect. Wood effect laminate flooring.

BATHROOM

Pedestal hand wash basin, bath with tiled bath panel, close coupled WC. Separate shower cubicle with mains shower which is tiled to all visible walls. Radiator. Double glazed window to side with obscure glass. Tiling to all visible walls. Wood effect laminate flooring.

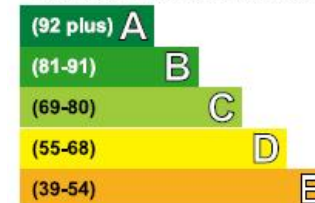
GARAGE

The garage has an up and over door with power and lighting. There is personal access to the garden and the alarm for the house also covers the garage.

FRONT GARDEN

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
64	80

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