



STUART THOMAS  
ESTATES



- CHARMING COTTAGE
- TWO DOUBLE BEDROOMS
- 24' LOUNGE/DINER
- EN SUITE SHOWER ROOM

116 Kenneth Road, Thundersley, Essex, SS7 3AN

Guide Price £260,000

Guide price £260,000 to £270,000 Rarely available is this CHARMING TWO BEDROOM COTTAGE with a GOOD SIZE WEST BACKING GARDEN. The property offers an entrance porch 24' Lounge Diner fitted kitchen ground floor bathroom, TWO DOUBLE BEDROOMS and EN SUITE SHOWER ROOM. There is OFF STREET PARKING for 2 vehicles as well.



## Property Description

### ENTRANCE PORCH

Lead light double glazed doors lead to the entrance porch which in turn has a double glazed door leading to the:-

### LOUNGE/DINER

24' 5" x 10' 11" (7.44m x 3.33m) This good size room has a lead light double glazed window to the front. Double glazed window to the rear. Double and single radiators. Open tread stairs lead to the first floor.

### KITCHEN

8' 7" x 5' 2" (2.62m x 1.57m) Units at eye and base level with work surfaces over. Circular stainless steel sink bowl with a mixer tap over. 4 ring gas hob with an extractor cooker hood over and a built under oven. Radiator. Double glazed window to the side. Open to the rear lobby.

### REAR LOBBY

With a double glazed door leading to the rear garden. Space and plumbing for a washing machine. Wall mounted gas fired central heating boiler. Folding door leads to the bathroom.

### BEDROOM ONE

10' 11" x 10' 10" (3.33m x 3.3m) Lead light double glazed window to the front. Radiator.

### BEDROOM TWO

13' 1" x 8' 6" (3.99m x 2.59m) Built in wardrobe. Double glazed window to the rear. Radiator. Door leads to the:-

### EN SUITE

With a low level wc pedestal wash hand basin and shower cubicle. Obscure double glazed window to the rear. Radiator.





Half tiled in ceramics.

#### GROUND FLOOR BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and panelled bath with a mixer tap and independent shower and screen. Heated towel rail. Double glazed obscure window to the side.

#### FRONT GARDEN

Providing off street parking.

#### REAR GARDEN

In excess of 60' deep and west backing laid to lawn with established shrubs. Patio. Screen fencing. Two brick built sheds.





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