



**3 Woodlow
Thundersley, SS7 3RL
£415,000**

- No Onward Chain
- 3 Bedrooms
- Extended Ground Floor Accommodation
- Spacious Lounge
- Dining Room & Conservatory
- Bathroom & En-suite Shower Room
- Delightful Garden
- Garage & Ample Parking
- Popular Thundersley Village Location
- Well Maintained



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** AN EXTENDED 3 BEDROOM 3 RECEPTION AREA FAMILY HOME ****

An ideal opportunity to purchase this spacious home located with minutes walk of Thundersley village with shops and pubs, Schools & buses to both Rayleigh & Benfleet stations,

The property has been extended to the ground floor offering a spacious lounge, modern kitchen being open to the dining area & conservatory, modern ground floor bathroom,

To the first floor are three bedrooms & en-suite shower,

Externally the property has a delightful garden and ample parking with a detached garage

The property is also being offered with no onward chain

ACCOMMODATION

RECEPTION HALL

UPVC double glazed window & door to the side elevation, radiator, power points,

LOUNGE 18'4 x 12'7 (5.59m x 3.84m)

UPVC double glazed window to front with fitted shutters, feature fireplace with tiled insert & hearth incorporating gas living flame fire, coving, radiator, power & Tv points,

KITCHEN 14'3 x 13'7 (4.34m x 4.14m)

Fitted with modern range of Shaker style light Oak eye level & base level units, complimentary rolled edge worktops incorporating stainless steel sink drainer, gas hob having extractor above, double oven, splash back tiling, integrated fridge & freezer, dishwasher & plumbing for washing machine, wine rack, worktop lighting, laminate flooring, power points, wall lights, large storage/under stair cupboard, open way to

DINING ROOM 18'3 x 8'5 (5.56m x 2.57m)

UPVC double glazed door to side, laminate flooring, radiator, power & wall lights, open way to

CONSERVATORY 12'3 x 9'6 (3.73m x 2.90m)

UPVC double glazed windows to three elevations & French doors to the rear garden, radiator, power points, laminate flooring,

GROUND FLOOR BATHROOM

UPVC double glazed window to rear, modern white suite comprising off set panelled bath with fitted glazed screen & shower over, vanity wash hand basin with storage cupboard below, low level wc, fully tiled walls and complimentary tiled floor, radiator,

FIRST FLOOR LANDING

Access to loft space,

BEDROOM 1 14'8 x 12'2 (4.47m x 3.71m)

UPVC double glazed window to front with fitted shutters, wardrobes having matching bed side cupboards, radiator, power points,

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, modern white suite comprising shower with glazed screen, low level wc, vanity wash hand basn, chrome heated towel rail, splash back tiling, laminate flooring,

BEDROOM 2 17'17'2 x 10'6 max (5.23.39m x 3.20m max)

UPVC double glazed window to rear, fitted wardrobes, radiator, power points,

BEDROOM 3 10'1 x 7'9 (3.07m x 2.36m)

UPVC double glazed window to rear, radiator, power points,

OUTSIDE

REAR GARDEN

A Delightful and well stocked garden with patio area & artificial grass leading to lawn and raised beds, ornamental pond & further patio, summer house with lighting & power points,

FRONT GARDEN

Block paved providing parking which extends to the side leading to garage,

GARAGE

Up and over door to front, lighting & power points,