



\* £585,000- £625,000 \* SITS OVER THUNDERSLEY COMMON \* PARKING AND LARGE GARAGE \* LUXURY KITCHEN \* UTILITY ROOM AND DOWNSTAIRS W/C \* FOUR GREAT-SIZED BEDROOMS AND TWO BATHROOMS \* RARE OPPORTUNITY \* VERY QUIET LOCATION \* COMPLETE ONWARD CHAIN \* This home presents an incredibly unique opportunity to be the next owners of a large detached property that overlooks the serene Thundersley Common! The accommodation is comprised of; front garden overlooking the picturesque Common, modern entrance hall with storage and a downstairs W/C, an especially large bay-fronted lounge (possible lounge-diner), a luxury and no expense-spared fully fitted kitchen-breakfast room, a practical utility room with access to the attached single garage and finally, an original rear garden that has been converted into more parking (could reclaim half of this again and still keep parking). The location is highly desirable - it is positioned opposite Thundersley Common with direct access, whilst being on a quiet cul-de-sac and within a great school catchment area. There are amenities and bus links on Hart Road only a walk away and the A127 and A13 are quickly accessed. The owners have already sourced a complete onward chain and the home is available to view now!

- Fantastic views over Thundersley Common
- Single garage
- Luxury kitchen with all integrated appliances
- Utility room and downstairs W/C
- Large reception room
- Parking to the rear
- Very quiet cul-de-sac location
- Multiple bathrooms
- Great school catchment area
- Complete onward chain

## Abreys

Benfleet

**£585,000**

Price Guide



# Abreys



## Frontage/Gated Parking

Property can be accessed via footpath to the front garden of the house or to the rear of the house through large gates where the original garden has been turned into ample parking. There is access to the garage, and shed to remain and a composite and obscured double glazed rear door leading through to the rear entrance/utility room, or the doorway to the front of the property which opens to the main hallway/stairwell.

## Shed

Power and lighting with double doors.

## Large Garage

16' x 13'

Space for one vehicle as well as room for a workshop area, with a side UPVC double glazed window, power, lighting, and an electric roller shutter door and a concrete floor.

## Entrance Hallway/Stairwell

Access to downstairs W/C, carpeted staircase rising to first floor landing with large storage cupboard underneath, modern radiator, spotlighting, coving, skirting and a tiled floor with individually controlled electric underfloor heating.

## Front Lounge/Possible Lounge-Diner

20'0" x 13'3"

UPVC double glazed bay fronted window as well as two UPVC double glazed side windows, feature fireplace with log burning stove, modern vertical radiator, spotlighting, coving, skirting and carpet.

## Kitchen-Breakfast Room

20'8" x 11'10"

Two UPVC double glazed windows to rear and side aspects, an impressive luxury kitchen with a range of integrated appliances and storage solutions comprising; inset composite 1.5 sink with chrome 'Quooker' boiling water mixer tap which also delivers filtered water, four ring burner Neff induction hob with hidden Neff extractor, large island unit with four-seater breakfast bar and storage, two integrated eye-level Neff ovens, an integrated Neff eye-level combi microwave oven, integrated eye-level Neff coffee machine, integrated wine refrigerator, integrated Neff full-length freezer, integrated Neff full-length fridge, integrated double 'Fisher and Paykel' dishwasher, pull-out pantry style cupboard, granite worktops and splashback, feature tiled wall, access to utility room/rear entrance, spotlighting, coving, skirting and a tiled floor with individually controlled electric underfloor heating.

## Utility Room/Rear Entrance

12'5" x 7'1"

Obscured double glazed composite rear door and sidelights as well as a UPVC double glazed side window, access to garage, kitchen units both wall-mounted and base level comprising; stainless steel inset sink with chrome mixer tap set into granite worktops with a tiled splashback, three-seater breakfast bar, stacked Samsung washing machine and Samsung tumble dryer to remain, modern radiator, spotlighting, skirting and a tiled floor with individually controlled electric underfloor heating.

## First Floor Landing

12'10" x 6'10"

UPVC double glazed window, loft access, coving, spotlighting, skirting, carpet and doors to all rooms.

## Master Bedroom

11'11" x 10'7"

UPVC double glazed window to front aspect, radiator, coving, skirting and carpet.

## Bedroom Two

12'1" x 10'0"

UPVC double glazed window to rear aspect, modern radiator, coving, skirting and carpet.

## Bedroom Three

10'5" x 8'11"

UPVC double glazed window to rear aspect, access to en-suite, radiator, coving, skirting and carpet

## Bedroom Four

10'9" x 8'5"

UPVC double glazed window to front aspect, large range fitting wardrobes, radiator, coving, skirting and carpet.

## En-suite

Shower cubicle with drencher head and secondary shower attachment, low-level W/C, vanity unit with countertop wash basin and a chrome mixer tap, spotlighting, extractor fan, floor to ceiling wall tiling and floor tiling.

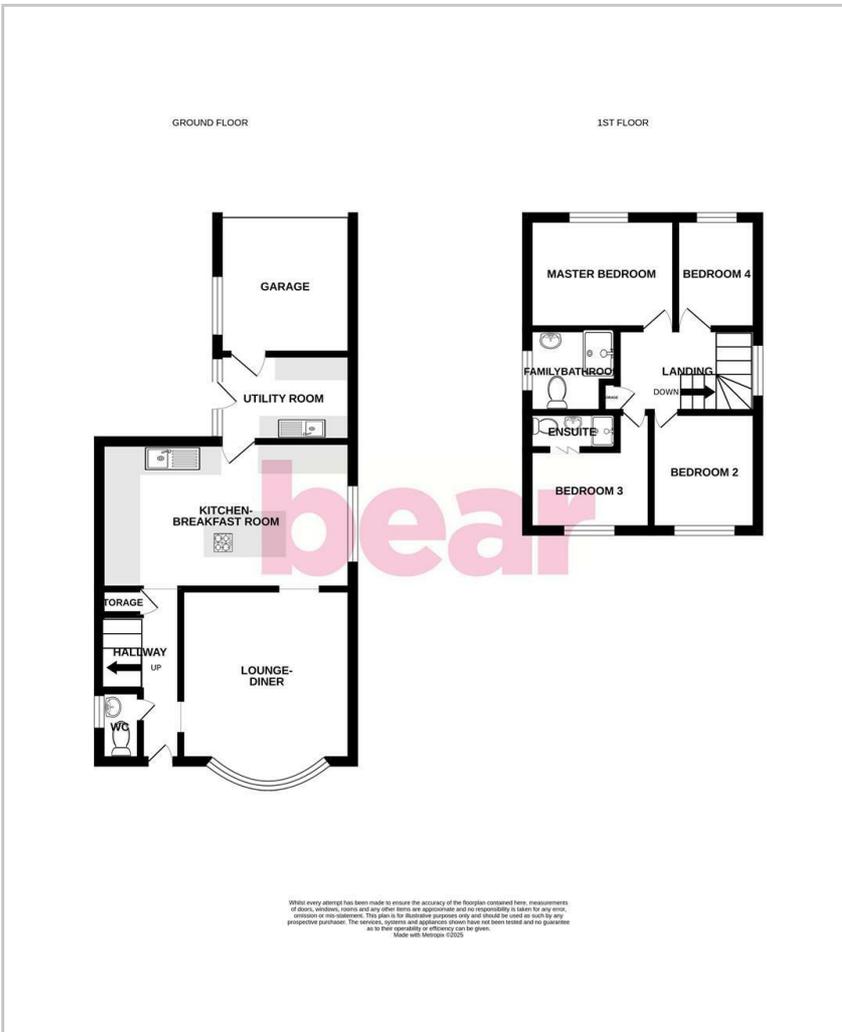
## Three-Piece Shower Room

7'3" x 6'9"

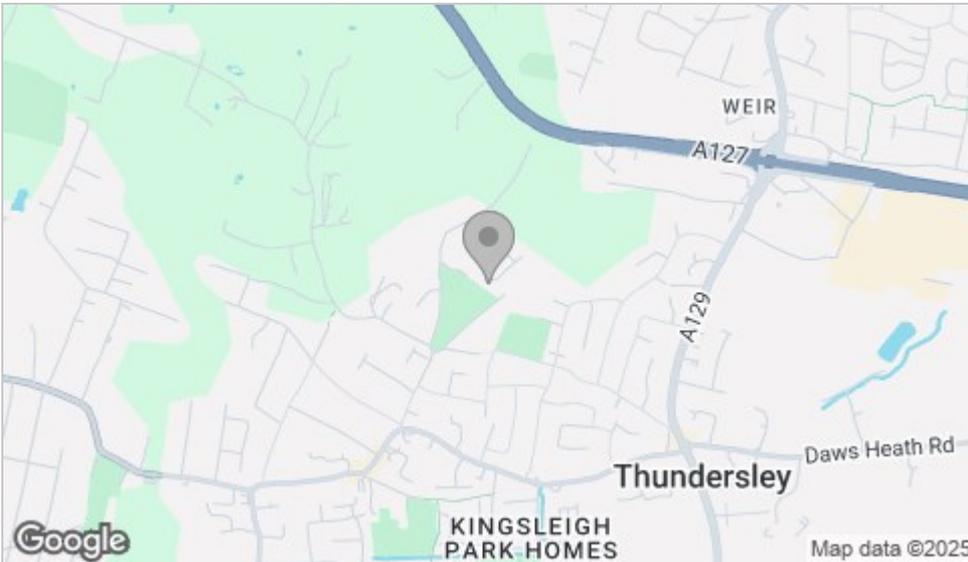
Obscured UPVC double glazed window to side aspect, walk-in shower with drencher head and secondary shower attachment as well as two inset shelves, W/C with hidden cistern, floating vanity unit with granite worktop, wash basin with chrome mixer tap, modern vertical radiator, further inset shelving, spotlighting, extractor fan, fully tiled walls and flooring.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		