



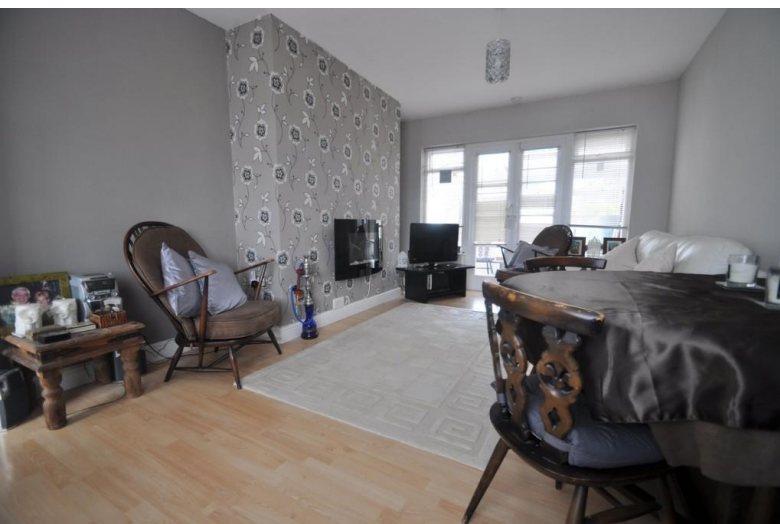
stuart  
thomas

**22 Triton Way**  
Thundersley, SS7 3RE

- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE/DINER
- CONSERVATORY
- CLOSE TO THUNDERSLEY VILLAGE

**£ 295,000**

EPC Rating '57'



PORCH Entrance into the porch via double doors with half glazed obscure glass.

HALL Access to boarded loft with power via pull down loft ladder. Room thermostat. Radiator. Smooth plastered ceiling. Light wood effect laminate flooring.

LOUNGE/DINER 16' 10" x 10' 10" (5.13m x 3.3m) Modern wall mounted electric fire. Double glazed window to the front. Doors to conservatory. Smooth plastered ceiling. Radiator.

KITCHEN 11' 00" x 5' 10" (3.35m x 1.78m) Range of eye level and base units with light wood effect work surfaces over and cream sink. Tiled splash back. Integrated electric oven with electric hob over. Plumbing for washing machine. Wall mounted boiler. Window to rear with door to conservatory. Cupboard housing hot water tank.

CONSERVATORY 20' 0" x 6' 08" (6.1m x 2.03m) Spanning the width of the bungalow the conservatory is half glazed throughout. Door to side to rear garden. Radiator. Light wood effect laminate flooring.

BEDROOM ONE 11' 10" x 9' 11" (3.61m x 3.02m) Double

glazed window to the front. Radiator. Light wood effect laminate flooring.

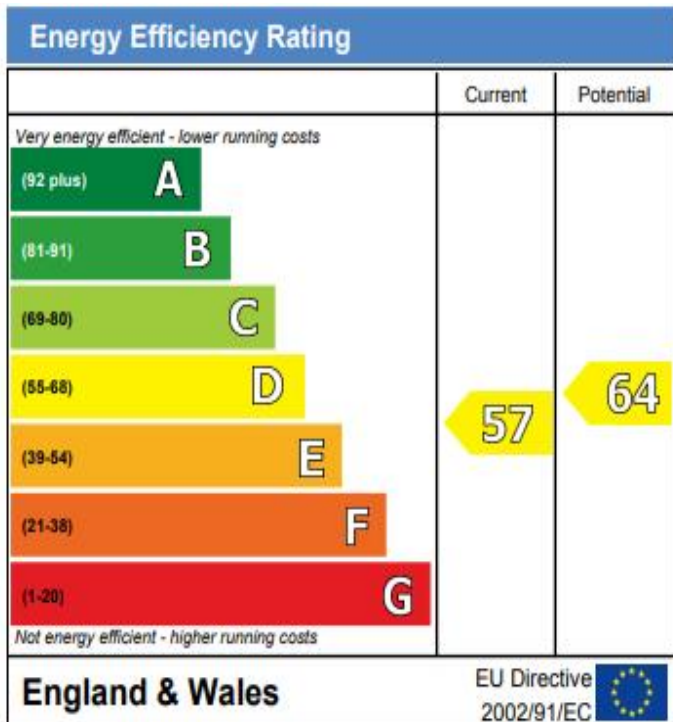
BEDROOM TWO 7' 11" x 7' 10" (2.41m x 2.39m) Double glazed window to the side. Radiator. Light wood effect laminate flooring.

BATHROOM Corner bath with electric shower over. Pedestal hand wash basin. Close coupled WC. Part tiled. Chrome radiator. Double glazed window to side with obscure glass. Light wood effect laminate flooring.

GARAGE Detached garage with power and lighting.

FRONT GARDEN Blocked paved to the shared driveway with gates. Remainder a combination of blocked paving and laid to lawn. Potential for off street parking subject to planning permission.

REAR GARDEN Approximately 35ft long (unmeasured) the garden is laid to lawn with mature borders. Pergola area and good sized patio to the rear.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements