

stuart  
thomas



- DETACHED FAMILY HOME
- WEST BACKING REAR GARDEN
- ATTRACTIVE LOUNGE
- DINING ROOM

19 Cranbrook Avenue, Thundersley, Essex, SS7 3YX

£365,000

With a WEST BACKING REAR GARDEN and a GARAGE at the rear, this DETACHED HOUSE offers a LARGE ENTRANCE HALL AN ATTRACTIVE LOUNGE, DINING ROOM, fitted kitchen and CONSERVATORY. Upstairs are the THREE BEDROOMS (bedroom three is L shaped and more suitable as a nursery or STUDY) BATHROOM and a separate WC.



## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the spacious entrance hall. Stairs to the first floor with a cupboard under. Double radiator.

### LOUNGE

12' 11" x 11' 11" (3.94m x 3.63m) This attractive room has a double glazed window to the front. Wood effect flooring. Limestone fireplace with an electric coal affect fire. 4 wall light points.

### DINING ROOM

12' x 11' 11" (3.66m x 3.63m) Double glazed window overlooking the conservatory. Wood effect flooring. Radiator. Coving. Feature fireplace.

### KITCHEN

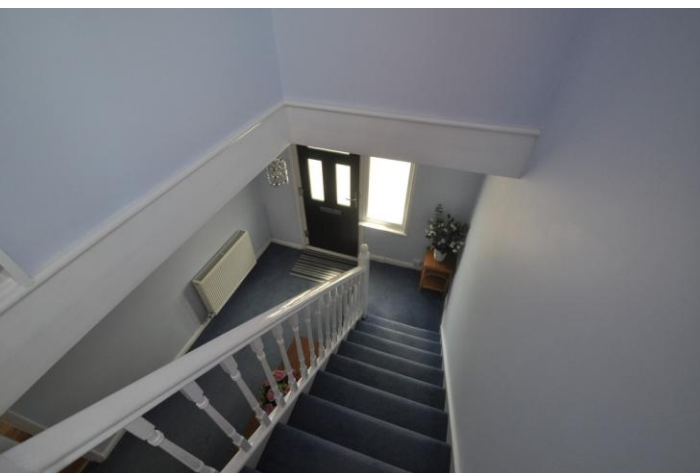
11' 10" x 8' 10" (3.61m x 2.69m) Double glazed window to the side. Single drainer sink unit with a mixer tap. 4 ring gas hob and a built under oven. Extractor cooker hood. Space and plumbing for a washing machine and tumble dryer. Units at eye and base level with ample work surfaces over. Part glazed door leads to the conservatory. Cupboard housing the Vaillant gas fired central heating boiler.

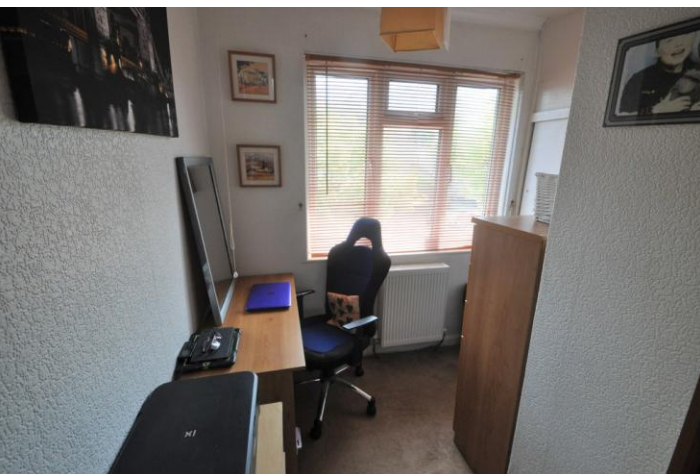
### CONSERVATORY

17' 6" x 6' 10" (5.33m x 2.08m) Double glazed windows and a door leads to the rear garden. Wood effect flooring. Double radiator.

### LANDING

Large storage cupboard. Access to the loft. Double glazed window to the side.





#### BEDROOM ONE

12' 11" x 12' 1" (3.94m x 3.68m) Double glazed window to the front. Built in wardrobe cupboard to one recess. Coving. Radiator.

#### BEDROOM TWO

12' x 10' 11" (3.66m x 3.33m) Double glazed window to the rear. Double radiator. Fitted wardrobes to the recesses. Coving.

#### BEDROOM THREE/STUDY

8' 7" x 7' 2 max L shaped" (2.62m x 2.18m) This room is ideally only suitable as a study or nursery due to its size. Built in wardrobes. Double glazed window to the front. Double radiator. Coving.

#### WC

Low level wc. Obscure double glazed window to the side.

#### BATHROOM

With a 2 piece suite comprising a pedestal wash hand basin and panelled bath with an electric shower over. Double glazed obscure windows to the rear and side. Fully tiled to all visible walls. Radiator. Electric fan heater.

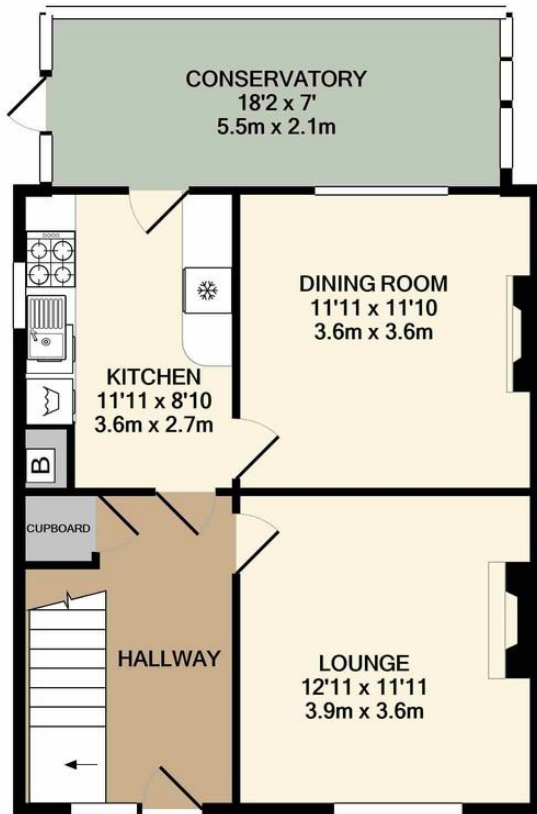
#### GARAGE

Detached at the rear of the property approached via a shared accessway via Pendlestone. Further parking and a storage shed.

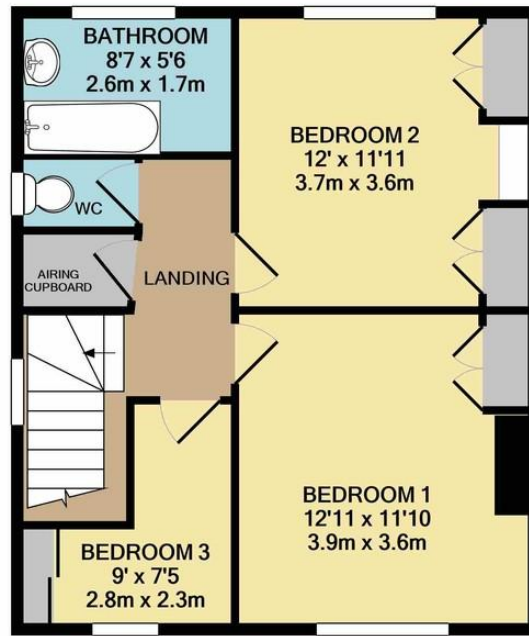
#### FRONT GARDEN

Being block paved.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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REAR GARDEN

This WEST BACKING rear garden is laid to lawn with a rear gate giving access to the garage and parking area. Patio and lawn. Side access to the front.

	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>	38	50
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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