



STUART THOMAS  
ESTATES



- HIGHLY SOUGHT AFTER LOCATION
- LUXURY GLOSS KITCHEN
- UTILITY ROOM
- SUPERB LOUNGE/DINER

## 7 Malyon Court Close, Thundersley, Essex, SS7 1TX

Guide Price £385,000

This stunning immaculate family home is a short walk to Seevic college and the King John School. In this highly sought after location and with the added benefit of a WEST BACKING REAR GARDEN this house MUST BE SEEN. There will be NO ONWARD CHAIN.





## Property Description

### ENTRANCE PORCH

Double glazed entrance door leads to the entrance porch which has a beautiful patterned tiled floor. Wooden entrance door with 4 glazed panels leads to the:-

### LOUNGE/DINER

25' x 14' 3 max" (7.62m x 4.34m) This tastefully decorated room has double glazed windows to the front and rear with plantation shutters. Two double radiators. Coving. Beautiful oak staircase leads to the first floor with a useful understairs storage cupboard under. Thermostat for the central heating.

### KITCHEN

9' 2" x 8' 7" (2.79m x 2.62m) Superbly fitted with a range of handleless Latte coloured gloss units with ample work surfaces over. Built in Bosch hob with a Bosch extractor cooker hood over. Bosch oven and built in Bosch microwave. Single drainer sink unit with a mixer taps over. Integrated slim line dishwasher. Pull out larder cupboard. Integrated fridge and freezer. Tiled floor.



### UTILITY ROOM

8' 4" x 4' 3" (2.54m x 1.3m) Space and plumbing for a washing machine and tumble dryer with a work surface over. Double glazed door to the side and windows to the side and rear. Built in storage cupboards. Tiled floor.

### BEDROOM ONE

13' x 10' 1 plus wardrobes" (3.96m x 3.07m) This beautiful



master bedroom has a range of sliding door wardrobes to one wall. Double glazed window to the front with plantation shutters. Double radiator. Coving.

#### BEDROOM TWO

14' 7" x 9' 10" (4.44m x 3m) Double glazed window to the front with plantation shutters. Double radiator. Coving. Built in wardrobe cupboard.

#### BEDROOM THREE

10' 4" x 6' 4" (3.15m x 1.93m) Double glazed window to the rear. Double radiator. Coving.



#### LUXURY SHOWER ROOM

3 piece suite comprising a low level wc vanity wash hand basin with cupboard beneath and a large walk in shower. Obscure double glazed window to the rear. Heated towel rail. Fully tiled to all visible walls and floor.

#### GARAGE

With a roller door and a personal door to the side. Wall mounted gas fired central heating boiler.

#### FRONT GARDEN

An imprinted concrete driveway provides plenty of off street parking and contemporary flower borders. Side access to the rear garden.





### REAR GARDEN

This very neat rear garden is WEST BACKING and laid to lawn. Paved patio. Raised flower borders. Screen fencing. Side access to the front. Outside water supply.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.