



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- GOOD SIZE GARDEN
- THREE BEDROOMS
- LOUNGE/DINER

62 Queensmere, Thundersley, Essex, SS7 3XR

Guide Price £340,000

NO ONWARD CHAIN. This GOOD SIZE three bedroom family home is IDEAL for either FIRST TIME BUYER or INVESTOR. With OFF STREET PARKING and a DECENT SIZE REAR GARDEN we would HIGHLY RECOMMEND you VIEW THIS PROPERTY.



## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Stairs lead to the first floor.

### LOUNGE/DINER

20' 8" x 10' 2" (6.3m x 3.1m) Double glazed windows to the front and rear. Painted brick fireplace. Two radiators. Picture rail.

### KITCHEN

12' 8" x 9' 10" (3.87m x 3.0m) Fitted with a range of units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Space for a slide in cooker. Tiled floor. Radiator. Cupboard housing an Ideal gas fired central heating boiler. Double glazed door and window overlooking the rear garden. Larder cupboard. Door leads to the :-

### UTILITY ROOM

8' 2" x 5' 6" (2.5m x 1.7m) Double glazed door and an obscure double glazed window to the front aspect. Service meters. Space and plumbing for a washing machine. Tiled floor.

### LANDING

Access to the loft. Large storage cupboard.

### BEDROOM ONE

11' 5" x 11' 1" (3.5m x 3.4m) Double glazed window to the front. Radiator. Built in wardrobe cupboard. Picture rail.

### BEDROOM TWO

13' 1" x 9' 2" (4.0m x 2.8m) Double glazed window to the rear. Radiator.





### BEDROOM THREE

11' 1" x 5' 6" (3.4m x 1.7m) Double glazed window to the front. Radiator. Built in bulkhead storage cupboard. Picture rail.

### BATHROOM

With a 2 piece suite comprising a panelled bath with a mixer tap and shower attachment and a vanity wash basin with cupboards under. Obscure double glazed window to the rear. Radiator. Some ceramic wall tiling.

### SEPARATE WC

Low level wc. Obscure double glazed window to the rear. Radiator.

### FRONT GARDEN

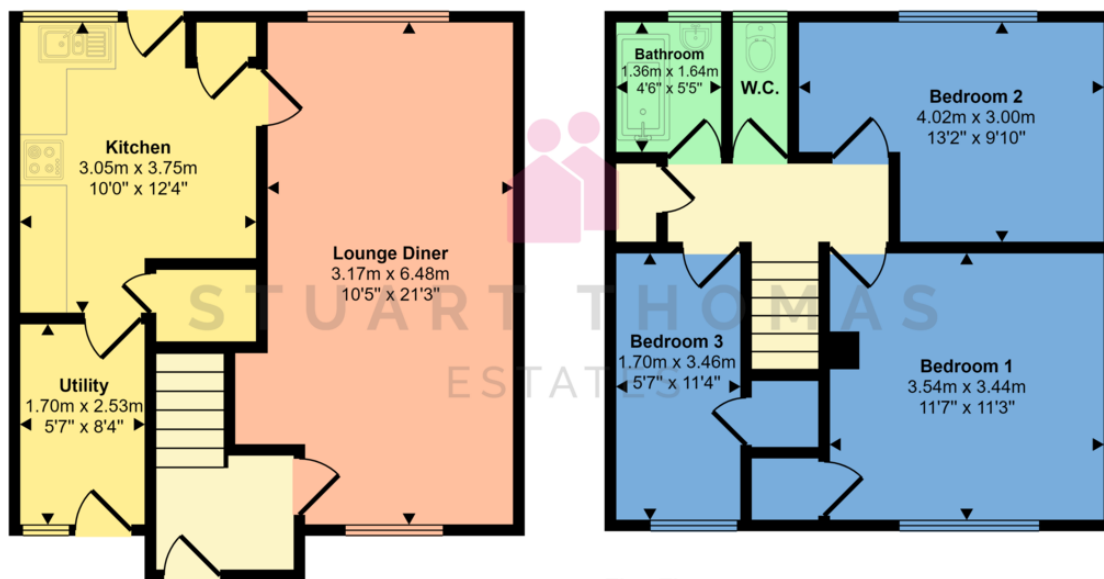
Laid to lawn with off street parking.

### REAR GARDEN

In excess of 50' deep laid to lawn. Screen fencing. Garden shed.



Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft

First Floor  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		

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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