



STUART THOMAS
ESTATES



- CHARACTER PROPERTY
- WEST BACKING GARDEN
- GARAGE AT THE REAR
- LARGE CONSERVATORY

53 Rayleigh Road, Thundersley, Essex, SS7 3XY

Guide Price £425,000

Guide Price £425,000 to £450,000 With a WEST BACKING REAR GARDEN this CHARACTER FAMILY HOME has been extended into the LOFT SPACE to provide a USEFUL LOFT ROOM. Offered for sale with NO ONWARD CHAIN be quick to view this one.



Property Description

ENTRANCE LOBBY

Double glazed entrance door with glazed insets leads to the entrance lobby. Twin glazed doors leads to the :-

ENTRANCE HALL

Stairs lead to the first floor with a large storage cupboard under. Two obscure double glazed windows to the side. Radiator.

LOUNGE

With French doors and side screens leading to the Conservatory. Coving. Radiator.

DINING ROOM

Double glazed window to the front. Radiator. Coving. Feature fireplace with an open hearth.

KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. Two and a half bowl sink unit with a mixer tap over. Stoves range cooker to remain. Space for a fridge. Double glazed window to the rear and a double glazed door to the side.

CONSERVATORY

This good size conservatory across the rear of the property has double glazed French doors leading to the West Facing rear garden. Tiled floor. Space and plumbing for a washing machine.

LANDING

Lead light stained glass double glazed window to the front. Two further double glazed windows to the side. Picture rail.





Radiator.

BEDROOM ONE

Double glazed window to the rear. Radiator.

BEDROOM TWO

Double glazed window to the front. Radiator. Stairs lead to the loft room.

BEDROOM THREE

Double glazed window to the rear. Radiator.

LOFT ROOM

Skylight windows to the front rear and side. Double radiator.

BATHROOM

With a 3 piece suite comprising a low level wc pedestal hand wash basin and panelled bath. Obscure double glazed window to the side. Display niche. Fully tiled to all visible walls. Heated towel rail. Extractor fan.

GARAGE

Detached at the rear of the property with a personal door to the side.

REAR GARDEN

This WEST BACKING rear garden is laid to lawn with decking areas. Screen fencing. Shed. Side access to the street.

GENERAL

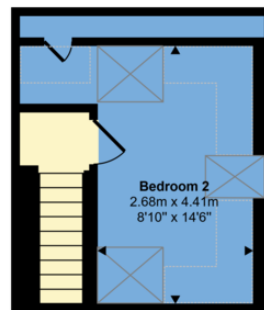
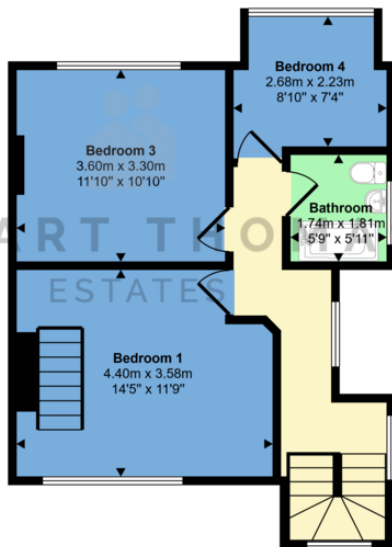
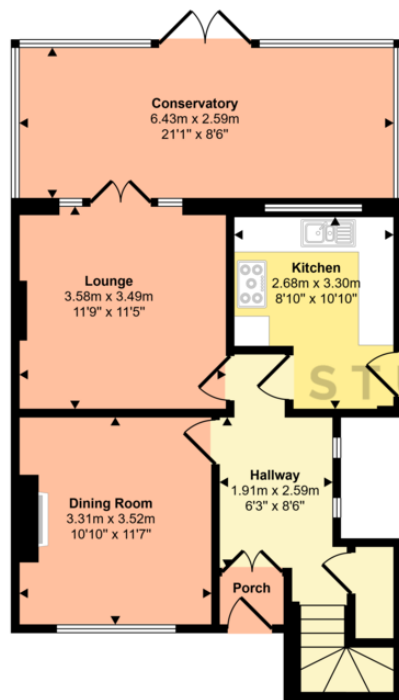
Tenure Freehold

Castle Point Borough Council

Council Tax Band D



Approx Gross Internal Area
131 sq m / 1408 sq ft



Ground Floor
Approx 63 sq m / 683 sq ft

First Floor
Approx 46 sq m / 500 sq ft

Denotes head height below 1.5m

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		
69-80	C		75 C
55-68	D	57 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 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