



STUART THOMAS
ESTATES



- GOOD SIZED ACCOMMODATION
- SEPARATE LOUNGE AND DINING ROOM
- ENORMOUS REAR GARDEN
- EASY ACCESS TO A13 AND LOCAL BUS ROUTES

2 Cranbrook Avenue, Thundersley, Essex, SS7 3YX

Guide Price £365,000

Looking for a 3 bedroom house with good sized accommodation and an enormous garden in a convenient location close to A13, local bus routes and walking distance to King John School and Hadleigh Town Centre? With a separate lounge and dining room and plenty of off street parking viewing is recommended



Property Description

PORCH

Entrance into a good sized porch with double glazed window to the side. Radiator. Tiled flooring. Door to hall.

HALL

Under stairs cupboard. Stairs to first floor. Smooth plastered ceiling. Tiled flooring.

LOUNGE

12' 11" x 12' 04" (3.94m x 3.76m) Modern electric wall hanging fire with coal effect to remain. Double glazed French doors to rear garden with double glazed windows either side. Carpet. Radiator. Smooth plastered ceiling and coving.

DINING ROOM

12' 03" x 11' 11" (3.73m x 3.63m) Fireplace with wood surround and tiled hearth and back. Coal effect gas fire. Double glazed window to the front. Carpet. Smooth plastered ceiling and coving.

KITCHEN

12' 10" x 9' 08" (3.91m x 2.95m) A double aspect room with double glazed windows to the side and rear. Door with obscure glass leading to the rear garden. A range of white eye and base level units with light wood effect rolled top work surfaces over with one and a half sink. Tiled splashback. Electric oven with gas hob and stainless steel chimney extractor over. Fridge freezer. Space for dishwasher and tumble drier. Plumbing for washing machine. Additional pantry cupboard. Combi boiler housed in cupboard. Tiled flooring.

LANDING

Double glazed window to the front. Access to loft with pull





down loft ladder. Radiator.

BEDROOM ONE

13' 02" x 12' 05" (4.01m x 3.78m) A large master bedroom with lovely high ceilings. Wardrobes and 2 chest of drawers to remain. Double glazed window to rear. Radiator. Carpet.

BEDROOM TWO

12' 06" x 12' 0" (3.81m x 3.66m) Another great sized double bedroom with high ceilings. Double glazed window to the front. Wood effect laminate flooring. Smooth plaster ceiling.

BEDROOM THREE

11' 08" x 6' 01" (3.56m x 1.85m) Double glazed window to the side. Radiator. Carpet.

BATHROOM

Bath with shower over. Hand wash basin in vanity unit. Close coupled WC. Chrome heated towel rail. Partially tiled to 3 visible walls. Tiled flooring. Double glazed window to side with obscure glass.

FRONT GARDEN

Block paved with off street parking for several cars. Personal access to the rear garden via double gates.

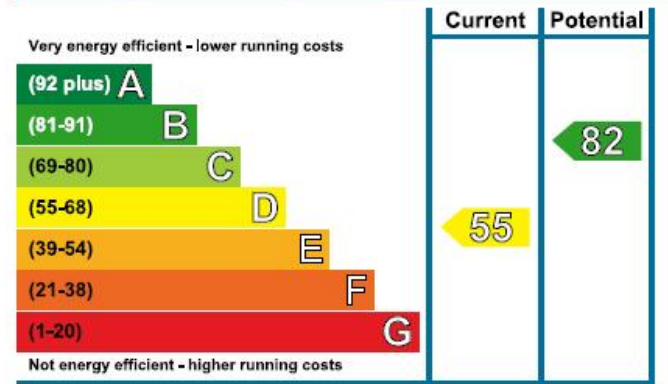
REAR GARDEN

A fantastic sized rear garden which is extremely wide across its plot and commences with a decked area with the remainder being laid to lawn. Shed to remain.





Energy Efficiency Rating



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