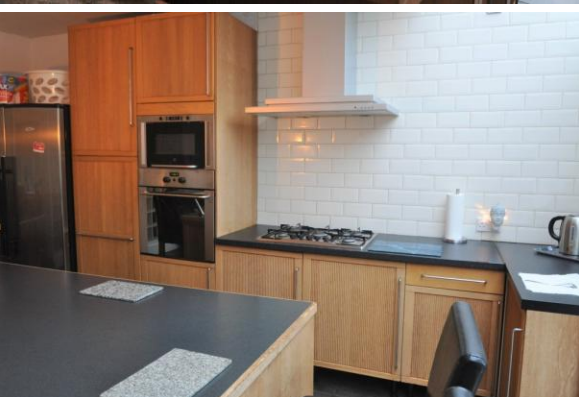




STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- CHARACTER PROPERTY
- DECEPTIVELY SPACIOUS
- THREE/FOUR BEDROOMS

45 Thorington Avenue, Daws Heath, Essex, SS7 2TH

£475,000

STEP INSIDE and you will BE AMAZED. This BEAUTIFUL CHARACTER PROPERTY stands on a GOOD SIZE PLOT with a LARGE REAR GARDEN. In this HIGHLY SOUGHT AFTER LOCATION, this property HAS TO BE VIEWED INTERNALLY. With a WELL FITTED KITCHEN, DINING ROOM, ATTRACTIVE LOUNGE, 4TH BEDROOM/STUDY. Three DOUBLE FIRST FLOOR BEDROOMS EN SUITE and FAMILY BATHROOM and WC.



Property Description

ENTRANCE LOBBY

Double glazed entrance door leads to the entrance lobby. Internal lead light window. Feature arched double glazed window to the front and a further double glazed window to the side. Double glazed door with lead light insets leads to the:-

ENTRANCE HALL

Wood flooring. Coving. Picture rail. Ornate ceiling rose. Lead light double glazed window to the side.

CLOAKROOM

With a low level wc and a vanity wash hand basin with a mixer tap over. Tiled floor. Some wall tiling.

LOUNGE

14' 7" x 13' 1" (4.44m x 3.99m) Double glazed window to the side. Radiator, wood flooring. Twin glazed doors lead to the kitchen.

DINING ROOM

14' 8" x 10' 11" (4.47m x 3.33m) Double glazed window to the side. Radiator. Coving. Wood flooring. Twin glazed doors lead to the Lounge. Feature glass bricks.

KITCHEN

15' 5" x 13' 9" (4.7m x 4.19m) This superbly fitted kitchen has a range of units at eye and base level with ample work surfaces over. Large central island unit. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Built in oven and microwave. 5 ring gas hob with an extractor cooker hood over. Concealed space for a fridge and freezer. Space and plumbing for a dishwasher. Feature raised breakfast bar. Twin double glazed French doors and adjacent





windows lead to the rear garden. Glass roof to the rear of the kitchen. Tiled floor with underfloor heating. Inset ceiling spotlights. Stable door to the side of the property.

STUDY/BEDROOM 4 GROUND FLOOR

14' 6 into the bay" x 10' 11" (4.42m x 3.33m) Lead light double glazed bay window to the front aspect. Wood flooring. Coving and ceiling rose. Double radiator.

LANDING

Access to the loft. Radiator. Double glazed window to the side.

BEDROOM ONE

14' 7" x 11' 9" (4.44m x 3.58m) Lead light double glazed windows to the front and side. Double radiator. Coving. Laminate flooring.

BEDROOM TWO

11' 9" x 10' 11" (3.58m x 3.33m) Double glazed window to the side. Coving. Laminate flooring. Built in cupboard.

BEDROOM THREE

10' 11" x 10' 5" (3.33m x 3.18m) Two double glazed windows to the rear. Radiator, laminate flooring. Open plan to the :-

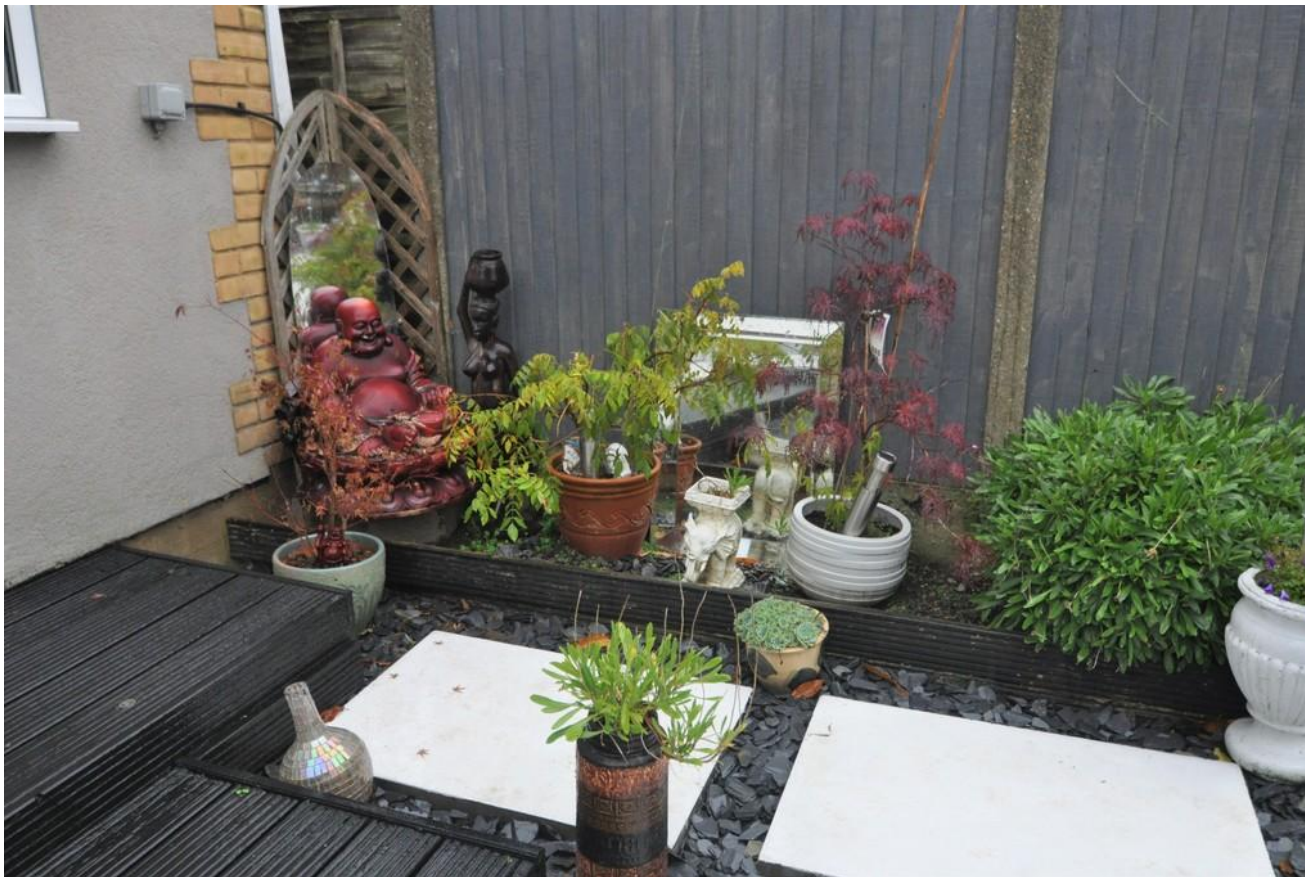
EN SUITE

With a white suite comprising a low level wc with a concealed cistern, vanity wash hand basin with a mixer tap and a double shower. Double glazed window to the side.

FAMILY BATHROOM

With a wall mounted wash hand basin and a double ended bath with a mixer tap and pop up waste. Large walk in shower. Obscure double glazed window to the side, extractor





fan. Inset ceiling spotlights. Electric shaver socket. Radiator. Stone walls and floor tiling.

SEPERATE WC

With a low level wc and a vanity wash hand basin with a cupboard under. Obscure glass bricks. Floor and some wall tiling. Coving. Extractor fan.

FRONT GARDEN

Providing off street parking.

REAR GARDEN

This attractive good size rear garden is approximately 100' deep and laid to lawn with a block paved patio, pergola, featured area with stepping stones and decking. Side access to the front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	47	

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.