



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION
- GARAGE
- AMPLE OFF STREET PARKING
- GROUND FLOOR SHOWER ROOM

53 Kings Park, Thundersley, Essex, SS7 3AY

**\*\*GUIDE PRICE £425,000 - £450,000\*\***

LOCATION LOCATION LOCATION This semi detached house in THUNDERSLEY VILLAGE offers excellent accommodation which includes a LOUNGE/DINER , WELL FITTED KITCHEN, GROUND FLOOR SHOWER ROOM and THREE GOOD SIZE BEDROOMS with BATHROOM UPSTAIRS. There is a GARAGE and PLENTY OF OFF STREET PARKING.

Guide Price £425,000

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## Property Description

### PORCH

A double glazed door with panel windows to sides leading to spacious porch, wood flooring, smooth ceilings and spotlights.

### ENTRANCE HALL

Carpeted staircase rising to first floor landing, coving, radiator, skirting and wooden flooring. Understairs storage cupboard. Two wall light points.

### SHOWER ROOM

Ground floor shower room with obscure UPVC double glazed window with fitted roller blind to rear aspect, concealed cistern w/c, wash basin with vanity unit, mixer tap and illuminated mirror over, quadrant shower enclosure with rain shower and additional hand held shower, tiled flooring and fully tiled walls. Smooth ceiling with spotlights. Chrome towel radiator. Extractor fan.

### LOUNGE/DINER

UPVC double glazed Georgian style window to front aspect, a modern stone fireplace with gas fire, radiator, smooth ceiling, skirting and wooden flooring.

### DINING ROOM

A lovely spacious area perfect for socialising with friends and family. Wood flooring, radiator, smooth ceiling with spotlights. UPVC double glazed patio doors and windows leading to garden.

### KITCHEN

UPVC double glazed windows to side aspect with fitted roller blind, white gloss eye and base level kitchen units, base level comprising; stainless steel sink and drainer with mixer tap set







into roll edge work surfaces, integrated dishwasher, fridge freezer, oven & microwave. Four ring induction hob with integrated extractor hood over. Splash back tiles.

#### UTILITY AREA

A useful utility area with built in shelving and cupboard storage, space for a washing machine, tiled flooring, smooth ceiling with spotlight, UPVC double glazed door with obscure glass to side of garden leading to garage.

#### LANDING

UPVC double glazed obscure window to side with fitted blind, storage cupboard, coving, skirting and carpet. Smooth ceilings with loft access (part boarded) with fitted ladder.

#### BEDROOM ONE

UPVC double glazed Georgian style window to front aspect with fitted Roman blind, two sets of fitted wardrobes, radiator, coving, skirting and wooden flooring.

#### BEDROOM TWO

UPVC double glazed window with fitted blackout blind to rear aspect, coving, radiator, skirting and carpet. Smooth ceiling.

#### BEDROOM THREE

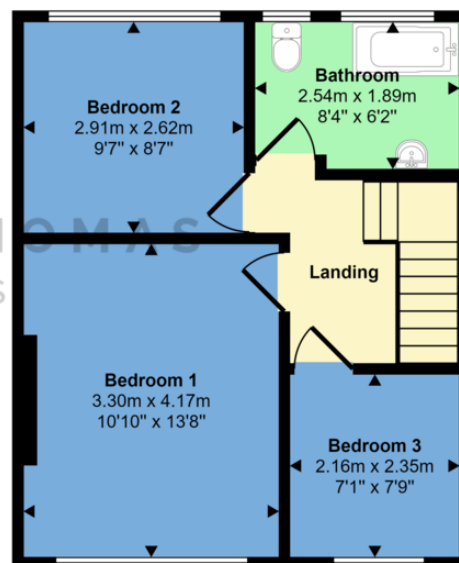
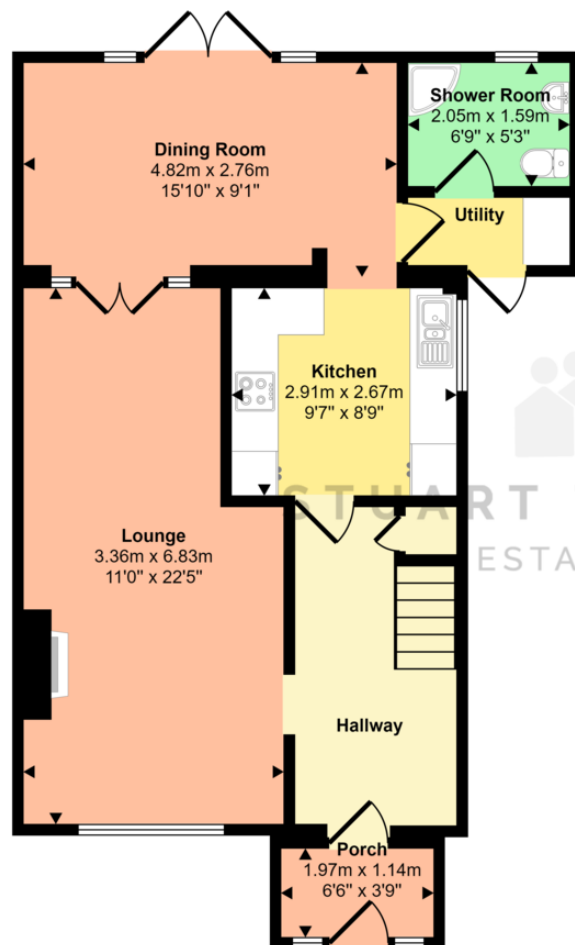
UPVC double glazed Georgian style window to front with fitted roller blind, coving, radiator, skirting and carpet. Smooth ceiling.

#### BATHROOM

Obscured UPVC double glazed window to rear aspect, low-level w/c, wash basin with vanity unit, chrome mixer, tap and illuminated mirror, bath with chrome mixer tap and shower attachment, fully tiled walls, smooth ceiling with spotlights, wall mounted chrome towel radiator, tiled flooring.



Approx Gross Internal Area  
100 sq m / 1077 sq ft



#### REAR GARDEN

Commences with a paved patio and patio seating area, the rest of the garden mostly laid to lawn, shed area covered by pergola. Planting borders and access to the single garage as well as to the front of the property.

#### AGENTS NOTES

CASTLE POINT BOROUGH COUNCIL  
TENURE FREEHOLD  
COUNCIL TAX BAND D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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