

stuart  
thomas



- BUILT IN 2011
- SUPERBLY FITTED KITCHEN/DINER
- GROUND FLOOR CLOAKROOM
- THREE GOOD SIZE BEDROOMS

463a Church Road, Thundersley, Essex, SS7 3HB

Guide Price £300,000 - £315,000

Stuart Thomas offers as sole agents this beautiful family home conveniently located for local schools shops and bus routes. This deceptively spacious three bedroom end terrace house has the benefit of off street parking for two vehicles. The kitchen/diner across the rear is superbly fitted!



## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the spacious entrance hall. Tiled floor. Thermostat for the central heating. Stairs to the first floor. Radiator Coving. Large understairs storage cupboard.

### CLOAKROOM

With a 2 piece white suite comprising a low level wc and wash hand basin. Obscure double glazed window to the side. Radiator. Inset ceiling spotlights. Tiled floor and half tiled walls.

### LOUNGE

10' 6" x 8' 10" (3.2m x 2.69m) Double glazed window to the front. Radiator. Coving. Inset ceiling spotlights.

### KITCHEN/DINER

14' 11" x 9' 6" (4.55m x 2.9m) This excellent room at the rear of the property has double glazed French doors and adjacent windows leading to the rear garden. The kitchen is well fitted with a range of units at eye and base level with ample work surfaces over. 4 ring gas hob and a built under oven. Extractor cooker hood. Integrated fridge and freezer, slimline dishwasher and washing machine. Radiator. Tiled floor. Coving, inset ceiling spotlights.

### LANDING

Double glazed window to the front. Built in storage cupboard. Radiator. Stairs lead to the second floor. Inset ceiling spotlights. Coving.

### BEDROOM TWO

10' 11" x 8' 11" (3.33m x 2.72m) Double glazed window to the front. Radiator. Coving.







#### BEDROOM THREE

9' 8" x 8' 11" (2.95m x 2.72m) Double glazed window to the rear, radiator, coving.

#### BATHROOM

With a white 3 piece suite comprising a low level wc, pedestal wash hand basin and panelled bath with a mixer tap and independent shower over the bath and shower screen. Dual fuel heated towel rail. Electric shaver socket. Extractor fan. Inset ceiling spotlights. Fully tiled floor and all visible walls.



#### MASTER BEDROOM

15' narrowing to 11'10" x 13' 8" (NaNm x 4.17m) On the top floor with 2 velux windows to the rear. Double radiator.

#### OFF STREET PARKING


Ample off street parking for two vehicles to the front.

#### REAR GARDEN

Approximately 40' deep laid to lawn with a paved patio. Side access to the front. Outside water supply.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	85	86
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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