



STUART THOMAS  
ESTATES



- POPULAR CUL DE SAC
- NO ONWARD CHAIN
- LARGE KITCHEN/DINER
- GARAGE

17 Kempton Close, Thundersley, Essex, SS7 3SG

Guide Price £325,000 - £335,000

In this popular Cul De Sac location and offered for sale with NO ONWARD CHAIN is this SEMI DETACHED HOUSE offering GOOD SIZE ACCOMMODATION including a LOFT ROOM. Ideal for either A FIRST TIME BUYER or Investor.



## Property Description

### LOUNGE

Double glazed entrance door leads to the Lounge. Two double radiators. Double glazed window to the front. Coving. Under stairs storage cupboard. Thermostat for the central heating. Laminate flooring.

### KITCHEN/DINER

Fitted with a range of units at eye and base level with work surfaces over. Ceramic hob with an extractor cooker hood over. Built in oven. Space and plumbing for a washing machine and dishwasher. Coving. Double glazed door and window to the rear and a double glazed window to the side. One and a half bowl stainless steel single drainer sink unit with a mixer tap over.

### BEDROOM ONE

Double glazed window to the front. Double radiator. Coving.

### BEDROOM TWO

Double glazed window to the side. Double radiator. Coving. Built in storage cupboard.

### LOFT ROOM

This useful space has a skylight window to the side. Access to the loft. Eaves storage cupboards.

### BATHROOM

With a 3 piece white suite comprising a low level WC with a concealed cistern, vanity basin with a mixer tap and cupboards under. Panelled bath with a mixer tap and independent shower over. Obscure double glazed window to the side. Radiator. Fully tiled to all visible walls.





#### DETACHED GARAGE

Detached approached via an independent driveway. Twin wooden gates.

#### REAR GARDEN

Laid to lawn with access to the front via double wooden gates.

#### GENERAL

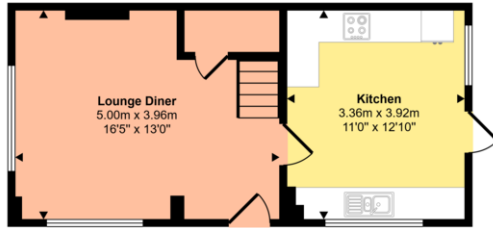
Tenure Freehold

Castle Point Borough Council

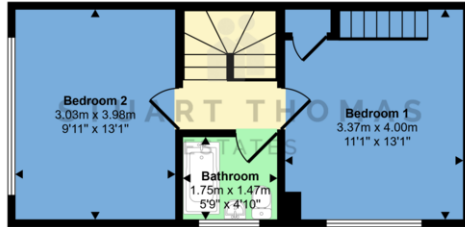
Council Tax Band C



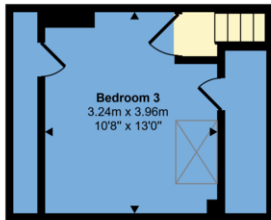
Approx Gross Internal Area  
86 sq m / 921 sq ft



Ground Floor  
Approx 34 sq m / 361 sq ft



First Floor  
Approx 34 sq m / 364 sq ft



Second Floor  
Approx 18 sq m / 197 sq ft

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		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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