

THUNDERSLEY \ Guide £275,000 - £285,000
Pendlestone, THUNDERSLEY, Essex, SS7 1RT



Offered at what we feel to be a realistic price and with no onward chain is this good size three bedroom family home situated in this popular, quiet cul de sac location within easy access of local shops, amenities, A127 and A13 trunk roads, also benefitting from being within King John School Catchment and walking distance of Seevic College.

Having an excellent size lounge and well fitted kitchen/breakfast room to the ground floor together with three good size bedrooms and family bathroom suite to the first floor, to the outside there is an easily maintained rear garden measuring approximately 36ft, garage and off street parking to front. Properties with no onward chain in the King John Catchment rarely become available and we would therefore strongly advise viewing internally.

Call 01702 555888 to find out more...

Quote Ref: EAH5050

Nº of bedrooms **3**

Style of property **Terraced House**

Parking **Off Street Parking & Garage To Rear**

Garden **36ft Approx. Rear Garden**

- Residential
- Commercial
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Making property personal since 1972

Accommodation \

Realistically Priced Three Bedroom Family Home Situated In A Quiet Cul De Sac Within The King John School Catchment \ Lounge 17'6 x 12'1 \ Kitchen/Breakfast Room 15'1 x 8'4 \ Bedroom One 16'1 x 8'10 \ Bedroom Two 10'5 x 8'11 \ Bedroom Three 12'6 x 6'2 \ Family Three Piece Bathroom Suite \ Rear Garden Measuring Approximately 36ft With Garage With Rear Access \ Attractive Block Paving Providing Off Street Parking \ Gas Central Heating Via Combi Boiler \ Double Glazed Throughout \ Walking Distance Of Seevic College And Local Shops \ Easy Access Of A13 And A127 Major Trunk Roads \ Ideal First Time Purchase \ No Onward Chain \ Viewings Essential \ EPC - D

Accommodation Comprises \

Upvc obscure double glazed door opening to:

**Entrance Lobby ** Upvc obscure double glazed window to side, storage cupboard, door opening to:

**Entrance Hall ** Carpeted, power points, radiator, carpeted stairs to first floor accommodation, door opening to:

**Lounge 17'6 x 12'1 (5.33m x 3.68m) ** Good size reception having upvc double glazed window to front, laminate flooring, radiator, power points, feature fireplace, coved ceiling, good size understairs storage cupboard, double doors opening to:

**Kitchen/Breakfast Room 15'1 x 8'4 (4.6m x 2.54m) ** Well fitted kitchen comprising stainless steel sink and drainer unit inset into a range of roll edge work surfaces with cupboards and drawers beneath, matching eye level units, integrated electric oven with four ring hob over and chimney style extractor above, upvc double glazed windows with further upvc double glazed door overlooking and providing access to rear garden. Space and plumbing for washing machine and dishwasher, further space currently accommodating American style fridge/freezer, breakfast bar facility, tiled flooring, larder cupboard.

**Landing ** Carpeted, loft access hatch with drop down ladder, doors to accommodation off.

**Bedroom One 16'1 x 8'10 (4.9m x 2.69m) ** Excellent size master bedroom having upvc double glazed window to front, exposed floorboards, radiator, power points.

**Bedroom Two 10'5 x 8'11 (3.18m x 2.72m) ** Another good size bedroom having upvc double glazed window to rear, radiator, power points, exposed floor boards.



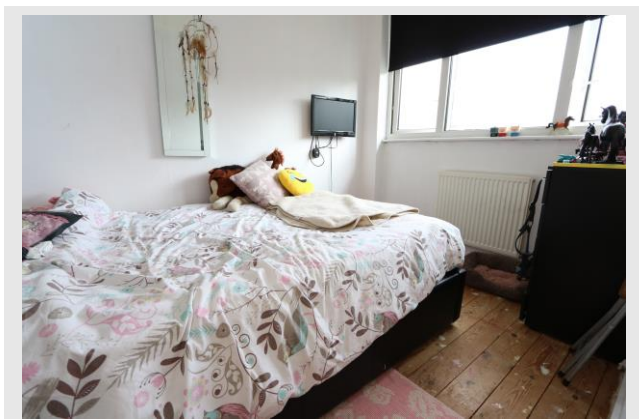
Bedroom Three 12'6 x 6'2 (3.81m x 1.88m) \ Upvc double glazed window to front, radiator, power points, laminate flooring.

Bathroom \ Good size three piece white suite comprising panelled bath with chrome mixer taps, shower over with handheld attachment and screen panel, push button w.c, vanity wash basin, heated towel radiator, fully tiled to walls and floor, obscure double glazed windows to rear.

Rear Garden \ The property benefits from a pleasant easily maintained rear garden measuring approximately 36ft, mainly paved providing outside dining areas, screen panelled fencing, wrought iron gate providing access to Pendlestone, door to:

Garage \ Personal door to garden with further up and over door leading to the back of the property providing rear access from Pendlestone itself.

Front Garden \ Attractive block paving providing off street parking.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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