



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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19 Fox Close, Thundersley, SS7 3AS

Guide Price £400,000 - £425,000 Freehold

A THREE BEDROOM SEMI-DETACHED FAMILY HOME Situated within just minutes' walk are both shopping facilities and Primary Schools in the village, whilst Senior Schools are also within close proximity together with Seevic College which is just along Kiln Road (A13).

Offering good sized living accommodation and bedrooms, landscaped rear garden and off street parking for three vehicles. Viewing strongly advised. GUIDE PRICE £400,000 - £425,000

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Accommodation

Composite part glazed entrance door, opening to:

Entrance Porch

Upvc double glazed obscure window to front aspect, tiled flooring, covered artex ceiling, wall mounted electric heater. Double obscure glazed doors leading through to:

Lounge 17'1 x 11'3 (5.21m x 3.43m)



Upvc double glazed windows to both front and side aspects, carpet, coved artex ceiling, understairs storage cupboard, radiator, TV and power points. Bi-folding part glazed doors leading through to:



Dining Room 15'3 x 9'11 (4.65m x 3.02m)



Double glazed sliding patio doors through to sunroom, coved artex ceiling, radiator, TV and power points. Open to passage way to:



Kitchen 12'6 x 6'5 (3.81m x 1.96m)



Upvc double glazed window and door leading into sunroom, tiled flooring, smooth plastered ceiling with inset spotlights, shaker style fitted kitchen with contrasting worktops and tiled splash back, inset stainless steel one and half sinks with drainer and chrome mixer tap, inset 5 ring gas hob with extractor fan over, integrated double oven and dishwasher, space for freestanding fridge freezer, radiator and power points.

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Ground Floor Cloakroom



Access via small inner hall with coved artex ceiling and laminate wood flooring, wall mounted electric heater. Upvc double glazed obscure window to side aspect, wall mounted hand wash basin with chrome mixer tap, close coupled W.C.

Landing



Carpet, coved artex ceiling, access to loft via hatch with pull down ladder.

Sun Room 7'8 x 15'8 (2.34m x 4.78m)



Upvc double glazed windows and French doors opening to rear garden, tiled flooring, smooth plastered ceiling with inset spotlights, radiator, TV and power points.

Bedroom One 15'0 x 10'3 (4.57m x 3.12m)



Upvc double glazed window to front aspect, carpet, coved artex ceiling, radiator, wall mounted air conditioning unit, TV and power points.

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Bathroom 6'7 x 6'3 (2.01m x 1.91m)



Bedroom Two 11'2 x 10'2 (3.40m x 3.10m)



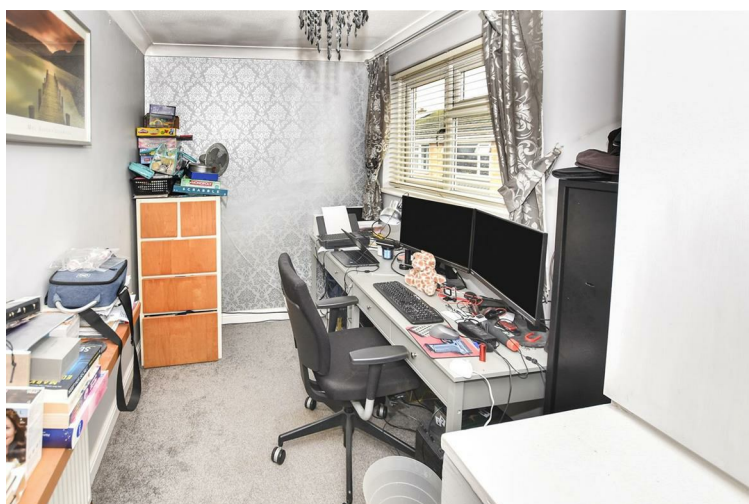
Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, panelled bath with shower over and glass screen, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, radiator.

Rear Garden 28'0 x 19'5 (8.53m x 5.92m)



Upvc double window to rear aspect, carpet, covered artex ceiling, fitted wardrobes with sliding doors, radiator, TV and power points.

Bedroom Three 11'11 x 6'5 (3.63m x 1.96m)

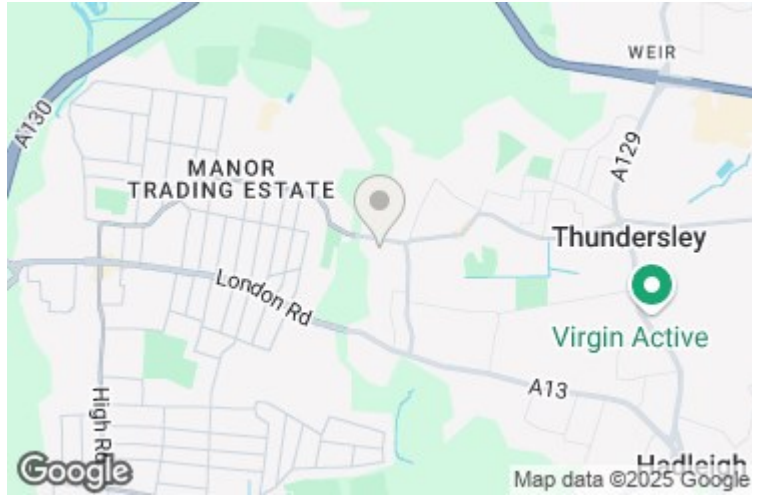


Low maintenance landscaped rear garden, with a patio covered by timber built gazebo, astro turf area and summer house with power supply. spacious side access and gate to front of property.



Upvc double glazed window to side aspect, carpet, covered artex ceiling, radiator, TV and power points.

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Garage 17'0 x 8'5 (5.18m x 2.57m)

Up and over garage door, personal door to side providing direct access to the rear garden, lighting and power points.

Frontage

Off street parking for three vehicles.

Council Tax

BAND C - Castle Point Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

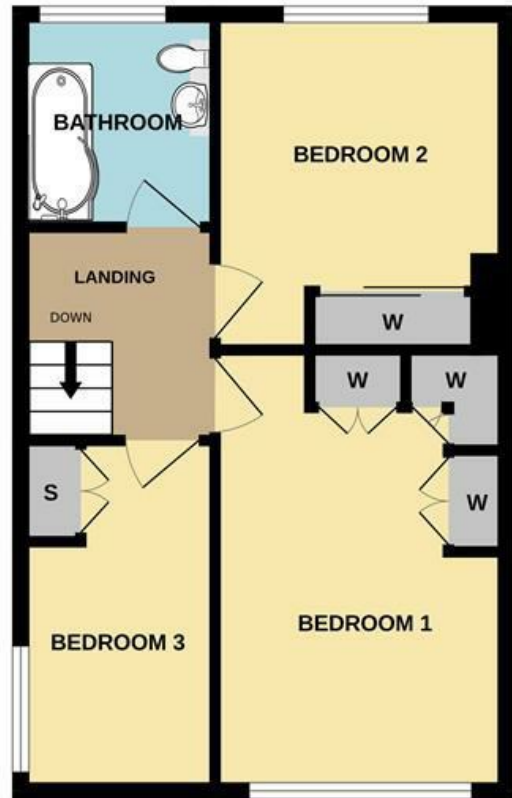
Ground Floor
585 sq.ft. (54.3 sq.m.) approx.



Outbuilding
64 sq.ft. (5.9 sq.m.) approx.



1st Floor
435 sq.ft. (40.4 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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