



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## 25 Borrowdale Road, Thundersley, Essex, SS7 3HD

**£450,000 Freehold**

Occupying a 150ft west backing plot with 40ft Frontage, a detached three double bedroom chalet/Bungalow, offering very spacious and versatile accommodation which includes two large bedrooms and shower room to the first floor, Lounge/Conservatory/Study and separate third bedroom or optional dining room plus Kitchen and Utility/Wc to the ground floor.

Located in this very popular and quiet location just a short walk of schools and the village shops, this property has been owned since new, originally built in 1959 and converted in the 1970's and offers excellent potential to create a much larger home STP.

VIEWING IS HIGHLY RECOMENDED

## 25 Borrowdale Road, Thundersley, Essex, SS7 3HD

### Entrance Porch

UPVC Double glazed door leading to entrance porch and UPVC door leading to entrance hall.

### Entrance Hall

'L' Shaped entrance hall, coved ceiling, radiator, built in cloaks cupboard.

### Study 11 x 8'9 (3.35m x 2.67m)



UPVC window to front, radiator, built in cupboard, winding open tread staircase to first floor.



### Lounge/Diner 16'9 x 12 (5.11m x 3.66m)



Large single glazed picture window to rear and UPVC window and door leading to conservatory, two radiators, illuminated suspended ceiling



### Bedroom Three/ Dining Room 12 x 12 (3.66m x 3.66m)



UPVC Window to front, radiator, coved ceiling.

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### Kitchen 11'10 x 10 (3.61m x 3.05m)



UPVC window to rear, UPVC half glazed door to side, Fitted with older range of wooden base and wall cupboards, inset one and a half bowl sink unit with mixer tap, fully tiled walls, Ideal Mexico floor standing gas boiler, Gas hob and electric oven, built in broom cupboard. Airing cupboard housing foam lagged cylinder.

### Utility/Wc

UPVC Window to flank, low level wc, butler sink unit, radiator, half tiled walls plumbed for washing machine.

### Landing



Spacious L shaped landing with UPVC window to front, radiator, coved and artex ceiling.

### Conservatory 21 x 8'6 (6.40m x 2.59m)



UPVC Double glazed windows and doors to rear, radiator.

### Bedroom One 15'7 x 11'3 inc wardrobes (4.75m x 3.43m inc wardrobes)



UPVC window to front, built in wardrobes to one wall, radiator, coved and artex ceiling.

### Bedroom Two 15'7 x 9'7 (4.75m x 2.92m)

UPVC window to rear, radiator.

### Bathroom



UPVC Window to flank, Avocado coloured suite comprising of fully tiled shower cubicle with electric shower, close coupled

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wc, bidet, pedestal wash hand basin, fully tiled walls, shaver point, radiator, eaves/loft cupboard.

## Front Garden

Rear Garden 40 x 100 approx (12.19m x 30.48m approx)

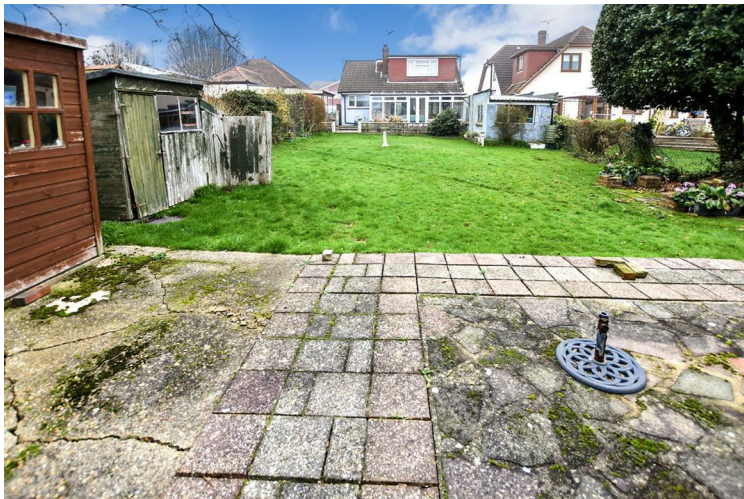


West backing garden commencing with paved patio plus further patio area to rear of garden, two sheds, greenhouse, extensive lawned area, established flower beds, two side entrances.



Mainly paved, further parking could easily be created, 9ft wide driveway to side leading to garage providing parking for numerous vehicles.

Plot Size 40 x 150 (12.19m x 45.72m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

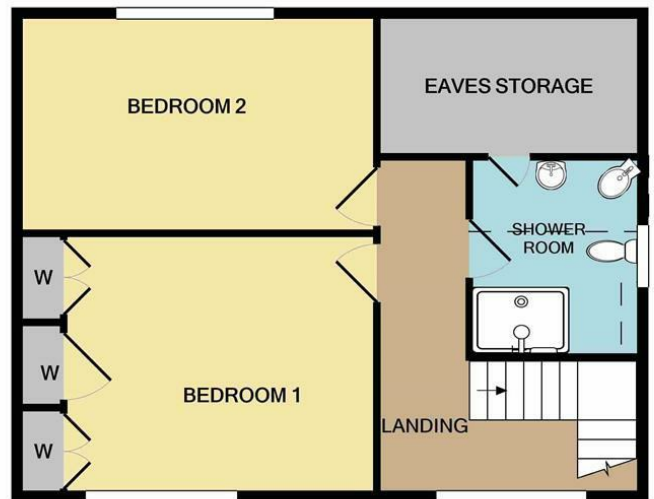


## Detached Garage

Double wooden doors (in need of replacing) Block built construction. power connected.



GROUND FLOOR  
APPROX. FLOOR  
AREA 821 SQ.FT.  
(76.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT.  
(51.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1378 SQ.FT. (128.0 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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