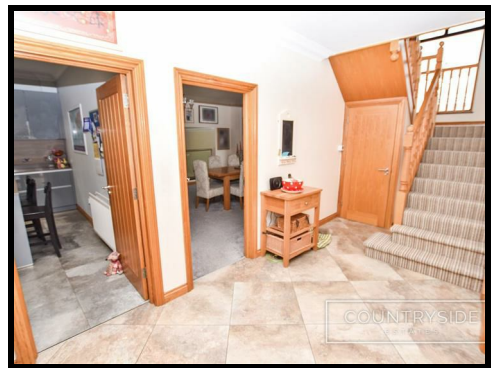


COUNTRYSIDE

ESTATES



46 Badger Hall Avenue, Thundersley, SS7 1TN
£1,000,000 Freehold

LOCATED IN A PRIVATE GATED DRIVEWAY AND OCCUPYING APPROX THREE AND A HALF ACRES OF FORMAL/WOODED GROUNDS THIS LARGE DETACHED FAMILY HOUSE.

This family home offers very deceptive accommodation which includes a superb lounge with large raised dining area, separate sitting room and study and master bedroom suite with dressing area, luxury en-suite and balcony.

Within minutes walk is King John Senior School, whilst Shipwrights park/woodland is very close by.

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Entrance Hall 20'4 x 7 (6.20m x 2.13m)



Composite door leading to large reception hall, tiled floor, feature oak winding staircase, understairs cupboard, power points, decorative cove and skimmed ceiling, radiator.

Cloakroom

Modern white suite comprising of wall mounted concealed cistern wc with push button control, vanity wash hand basin with mixer tap and cupboards under, half tiled walls, tiled floor, chrome towel radiator, cove and skimmed ceiling with inset lights and extractor fan.

Lounge 21 x 15'10 (6.40m x 4.83m)



A superb room with high ceiling, four stairs lead down from dining area, feature limestone fireplace with log burner, Bi fold doors to rear with full height side panels, door to flank, decorative cove and skimmed ceiling, two full height radiators.

Dining Area 16'2 x 15'2 (4.93m x 4.62m)



A large area having glass balustrading and brushed chrome hand rails, window to flank, four stairs leading down to lounge, decorative cove and skimmed ceiling, radiator.



Sitting Room 12'10 x 12'6 (3.91m x 3.81m)



Window to front, radiator, cove and skimmed ceiling.

Study 12'8 x 8'3 max (3.86m x 2.51m max)

Window to side, radiator, cove and skimmed ceiling.

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Luxury Kitchen/Breakfast room 15'4 x 12 (4.67m x 3.66m)



Window to rear, fitted with quality range of grey gloss faced base and wall cupboards, quartz worktops, central island unit/breakfast bar with inset induction hob with built in extractor, cupboards and drawers under, integrated appliances comprise of two Neff ovens, wine cooler, integrated dishwasher, American plumbed in fridge/freezer, tiled floor, radiator, coved and skimmed ceiling with inset lights.



Utility Room 7'2 x 6'2 (2.18m x 1.88m)



Door to rear, space and plumbing for washing machine and tumble drier, matching fitted units and tiled flooring to kitchen ,

coved and skimmed ceiling, concealed wall mounted gas Vaillant combi boiler, open access to kitchen, coved and skimmed ceiling.

Landing

Window to flank, radiator, airing cupboard with pressurised hot water tank, coved and skimmed ceiling, power points.

Master Bedroom 16'4 x 15'10 (4.98m x 4.83m)



A superb room with high ceiling approached via dressing area, French doors to rear leading onto balcony with lovely outlook over the grounds, window to flank, radiator, coved and skimmed ceiling.



Dressing Area 12'3 x 3'4 plus wardrobes (3.73m x 1.02m plus wardrobes)

Treble built in floor to ceiling sliding door wardrobes, coved and skimmed ceiling, power points, loft access, door to en - suite.

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Bedroom Four 11'4 x 8'8 (3.45m x 2.64m)

Window to flank, radiator, coved and skimmed ceiling.

Luxury Bathroom 9'8 x 7 (2.95m x 2.13m)



Window to front, chrome towel radiator, Modern white suite comprising of Panelled bath with mixer tap shower, double width shower cubicle with overhead and hand held shower attachment, vanity wash hand basin with mixer tap and cupboards under, skimmed ceiling with inset lights and extractor fan, fully tiled walls and tiled floor.

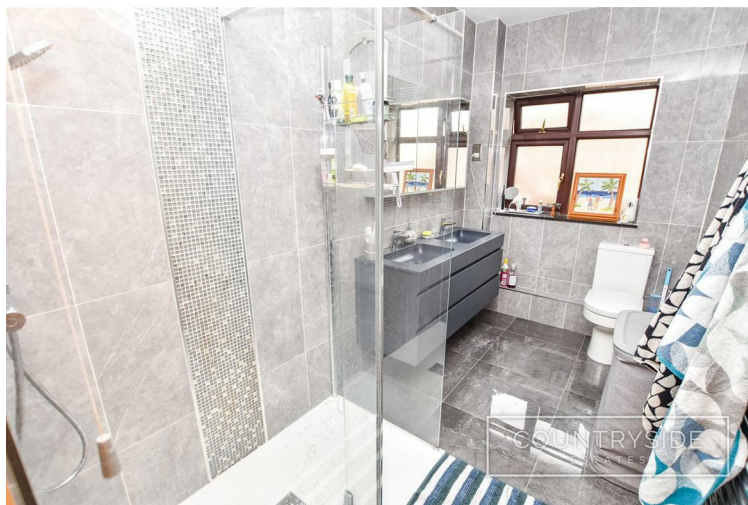
Rear Gardens



A superb formal garden area mostly lawned with large two tiered decking, pergola with tiled roof, power, ideal for hot tub, large established trees and shrubs, access to wooded area, side entrance gate.



Luxury En- Suite Shower Room 11'9 x 5'10 (3.58m x 1.78m)



Window to flank, modern white suite comprising of large walk in shower with hand held and overhead shower, twin vanity wash hand basins with mixer taps and drawers under, close coupled wc with push button control, fully tiled walls and contrasting tiled flooring, chrome towel radiator, coved and skimmed ceiling with inset lights and extractor fan

Bedroom Two 15'4 x 9'10 (4.67m x 3.00m)

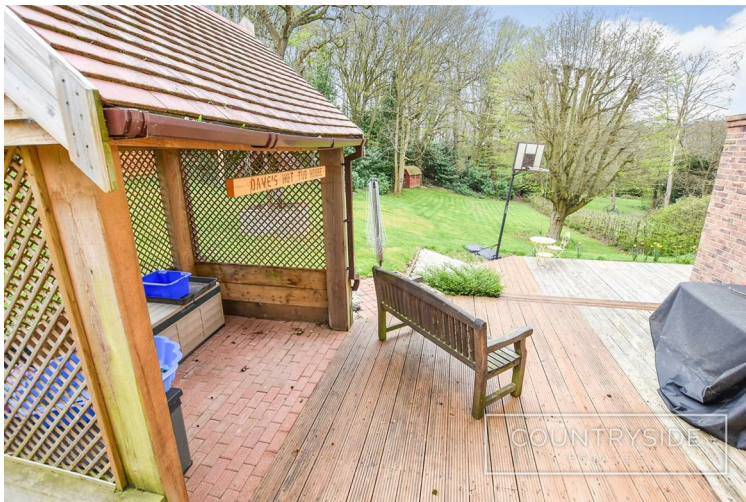
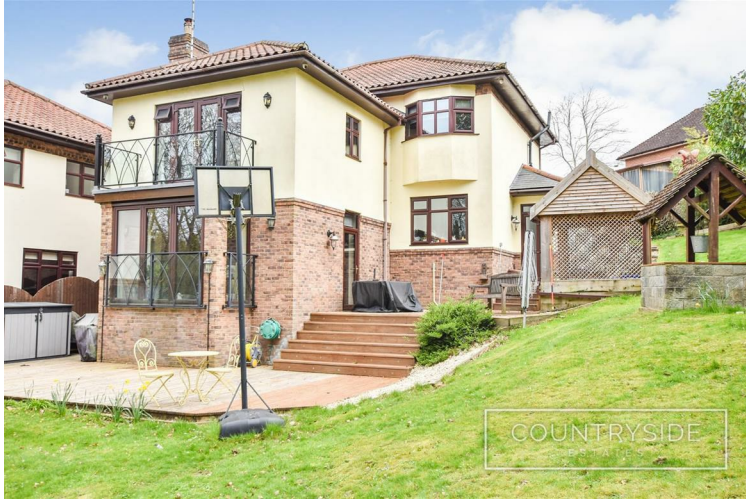


Bay window to rear again with a lovely outlook, radiator, coved and skimmed ceiling, radiator.

Bedroom Three 14'7 x 12'8 (4.45m x 3.86m)

Bay window to front, radiator, coved and skimmed ceiling.

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Detached Double Garage 18 x 19 (5.49m x 5.79m)
Detached brick built garage with pitched tiled roof providing storage area, single up and over door and further door to rear, light and power.

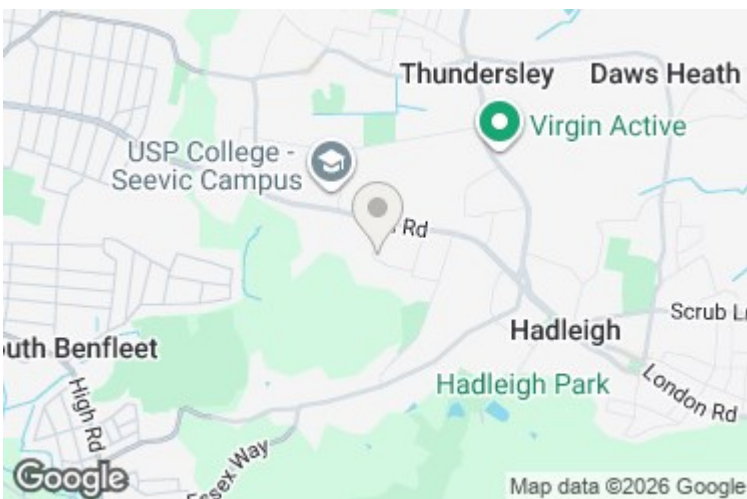
Front Garden/Driveway



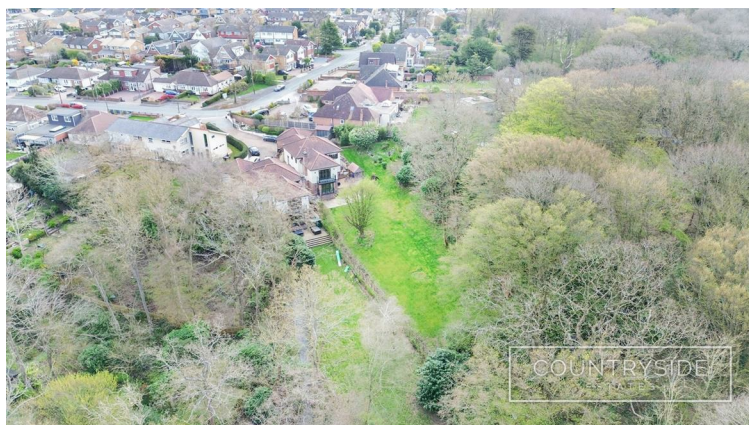
The property is approached via electric double gates with just one other property sharing the access, parking in front of garage for three cars.

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Woodland/Grounds



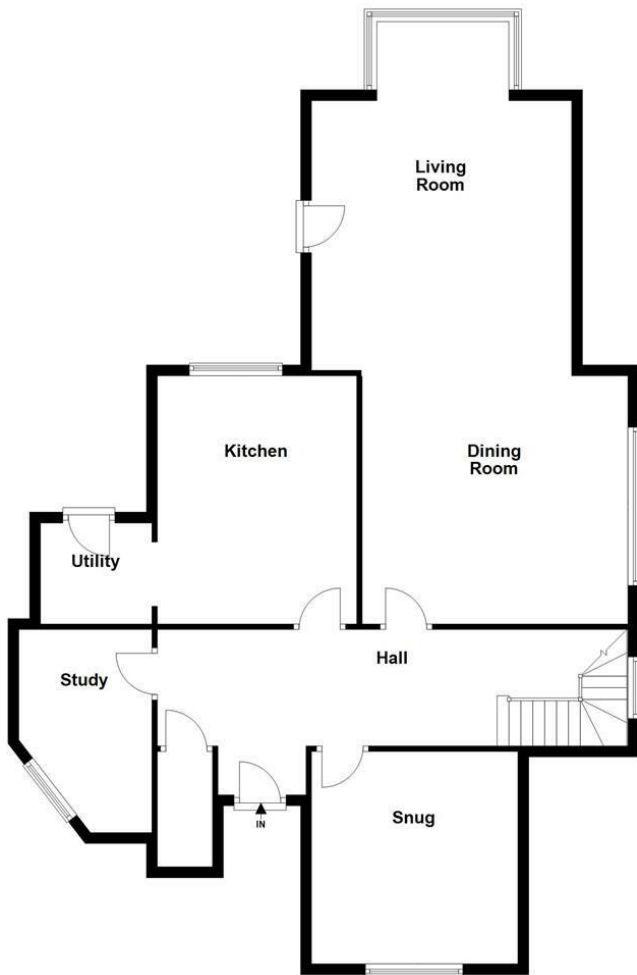
We understand the overall plot including the wooded area is in the region of three and a half acres.



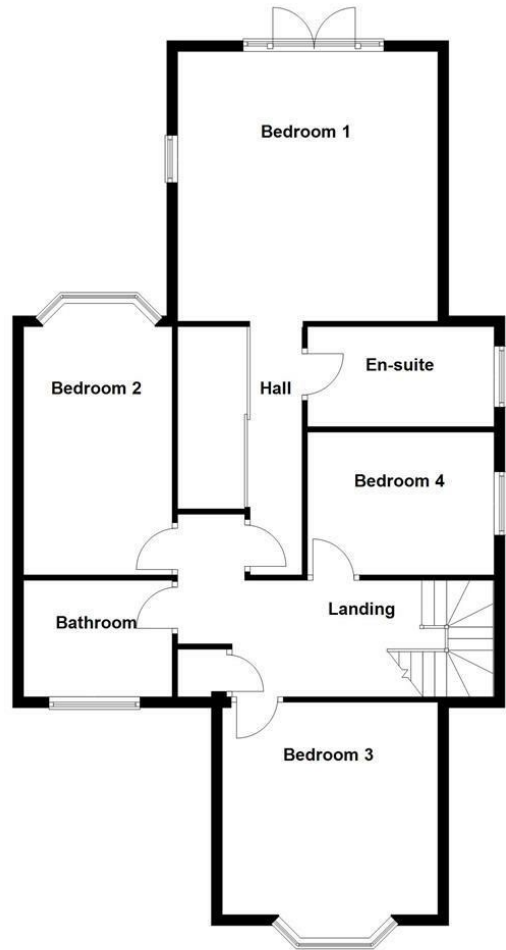
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	81
England & Wales		EU Directive 2002/91/EC	

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



First Floor



Total area: approx. 217.6 sq. metres (2342.2 sq. feet)

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