



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**8 Common Approach, Thundersley, Essex, SS7 3LA**

**£375,000 Freehold**

A deceptively spacious 3 Bedroom semi/detached chalet bungalow, located just minutes walk of Thundersley common open space and the village shops. Excellent accommodation which is very versatile and includes 25ft Lounge/Diner and 23ft Kitchen/Breakfast room, plus first floor master bedroom with Dressing room and En-Suite.

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### Hallway

UPVC double glazed/leaded light door to entrance hall, radiator, coved and skimmed ceiling.

Lounge/Dining Room 25'5 x 9'10 inc 10'10 (7.75m x 3.00m inc 3.30m)



A spacious room having upvc double glazed patio doors to rear, Feature staircase to first floor with glass balustrade and oak handrails, coved and artex ceiling Brick fireplace with gas point, two radiators.



Kitchen/Breakfast Room 23'4 x 12'8 red 7'7 (7.11m x 3.86m red 2.31m)



A lovely sized re-fitted kitchen with range of white shaker style units, comprising ample range of base and wall cupboards, plumbing for washing machine and dishwasher, wall mounted Glowworm gas combi boiler, electric double oven, electric ceramic hob, range of fitted worktops, radiator, coved and skimmed ceiling, part glazed upvc door with adjacent windows to rear and window to flank, inset single drainer sink with cupboards under.

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**Bedroom Two 12'4 x 9'10 (3.76m x 3.00m)**



**Shower Room**



At present this is being utilised as a second reception room, glazed double doors to lounge, upvc double glazed bay window to front, radiator, coved and artex ceiling.

**Bedroom Three 9'0 x 8'0 (2.74m x 2.44m)**



Upvc bay window to front, radiator, coved and artex ceiling, picture rail.

Modern white Re-fitted suite comprising of large fully tiled shower cubicle with overhead and hand held shower attachment, pedestal wash hand basin with mixer tap and pop up waster, close coupled wc, tiled floor, half tiled walls, radiator, skimmed ceiling. Upvc double glazed window to flank.

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### Master Bedroom First Floor 13'0 x 12'0 (3.96m x 3.66m)



Located on the first floor this very spacious room enjoys a lovely outlook at the rear over the garden and surrounding area via a large upvc double glazed window, double radiator, inset ceiling lights.



### Dressing Room 6'0 x 5'0 (1.83m x 1.52m)

Fitted with range of shelving and hanging rails, lighting, access to En-Suite.

### En- Suite Bathroom



Modern white re-fitted suite comprising of corner bath with with mixer tap shower attachment, vanity wash hand basin with

mixer tap, close coupled wc with concealed cistern, half tiled walls, range of white fitted base cupboards, white towel radiator.

### Landing

Door to eaves/loft area which is mainly boarded and has lighting.

### Rear Garden 50' approx (15.24m approx)



A well maintained garden commencing with a small raised block paved patio with steps down to neat lawn area, flower borders with variety of shrubs and plants, summer house and two greenhouses, side entrance gate. Un-overlooked. Ornamental pond.



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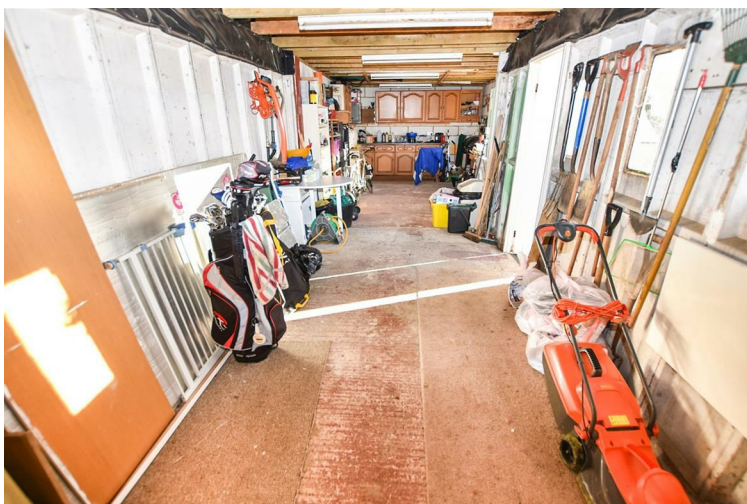


**Front Garden**



Good sized block paved driveway with parking for two cars, wide shared access driveway to side leading to detached garage.

**Garage 9'0 inc 11'2 x 33'0 (2.74m inc 3.40m x 10.06m)**

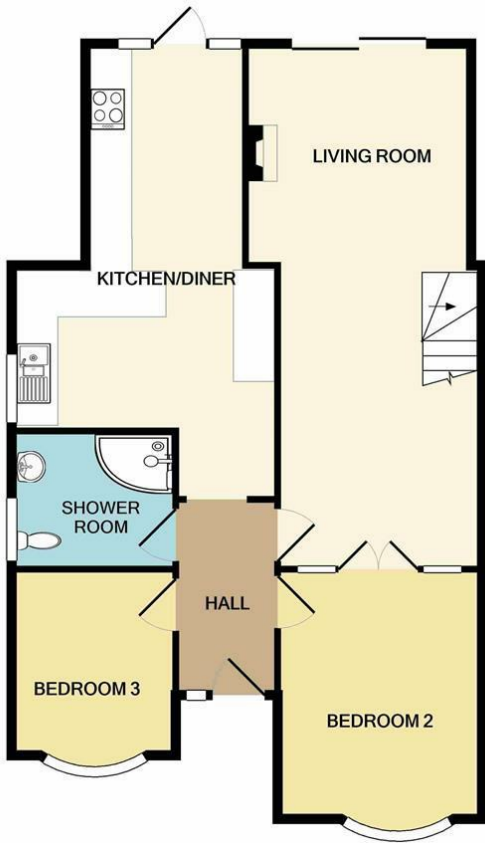


Part pre cast and part block built, up and over door, light and power, wooden door and three side windows plus large upvc side window. Good range of fitted base and wall cupboards (original kitchen units).

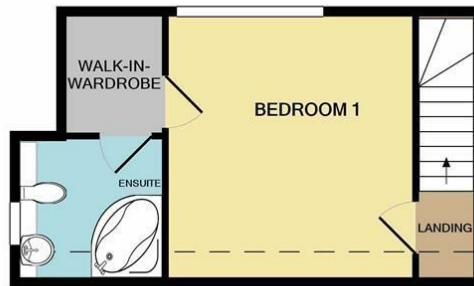
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

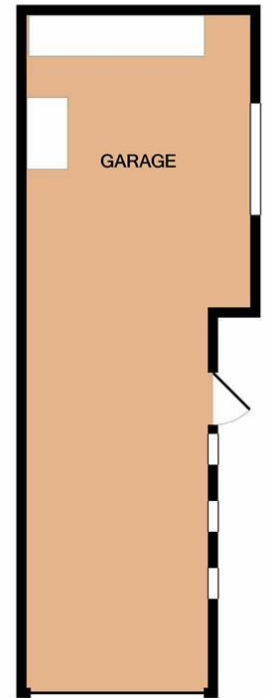




GROUND FLOOR  
APPROX. FLOOR  
AREA 748 SQ.FT.  
(69.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 276 SQ.FT.  
(25.6 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1354 SQ.FT. (125.8 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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