

**Woodlow, Thundersley**  
**SS7 3RL**  
**£465,000 Freehold**

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- FAVOURABLE DEVELOPMENT
- SEMI-DETACHED HOUSE
- THREE STOREY HOME
- FOUR BEDROOMS
- ONE/TWO RECEPTION
- THREE BATHROOMS
- KITCHEN AND KITCHEN/UTILITY AREA
- GARDEN ROOM/STUDIO
- GARAGE
- OFF ROAD PARKING

**\*\*A WELL PRESENTED VERSATILE FOUR BEDROOM THREE STOREY SEMI-DETACHED HOME LOCATED ON THIS POPULAR DEVELOPMENT\*\***

This lovely property would ideally suit the growing family with its generous room sizes and the addition of a second floor conversion allowing for a double fourth bedroom whilst being served by an adjacent separate shower room.

The accommodation comprises of entrance lobby, entrance hallway, living room, dining area, fitted kitchen in two parts and ground floor shower/cloakroom. The first floor leads off the landing with three bedrooms and a family bathroom. A staircase rises from the first floor landing with access to a second floor landing a further fourth double bedroom and a separate shower room.

Outside there is an open plan front garden and a rear garden with a 15' garden room/studio. A garage and driveway is accessed from the side of the property.

Location wise, you are a stones' throw from excellent amenities including the Woodmans Arms pub, where you can stroll down and grab a drink at the weekend, a short drive from Rayleigh Weir and high street offering plenty of shopping, cafes, bars and restaurants.

Easy access onto the A127 & A13, multiple bus connections and only a 10 minute drive from Rayleigh station where you can catch the train to London in less than an hour. School catchments are Thundersley Primary School and The Deanes School which are highly sought after schools in the area.



**The accommodation with approximate room sizes are as follows:**

#### **ENTRANCE LOBBY**

5' 4" x 4' 2" (1.62m x 1.27m)

Double glazed entrance door, double glazed window to front elevation, wood laminate flooring. Part glazed door to:

#### **ENTRANCE HALLWAY**

10' 2" x 6' 1" (3.10m x 1.85m)

Staircase to first floor landing, storage cupboard under stairs. Wood laminate flooring, radiator.

#### **LIVING ROOM**

12' 3" x 11' 2" (3.73m x 3.40m)

Double glazed Bay style window to front elevation, radiator. Open plan to:

#### **DINING AREA**

12' 7" x 11' 1" (3.83m x 3.38m)

Double glazed window to rear elevation, wood laminate flooring, radiator.

#### **KITCHEN**

9' 4" x 7' 2" (2.84m x 2.18m)

Recessed lighting, double glazed window to rear elevation. Single bowl sink unit with mixer taps and cupboards under. A range of floor standing white gloss style cupboards drawers and units, wall mounted matching units, ample work tops, Filter hood over a four ring Hotpoint electric hob with electric oven under, built in dishwasher and built in fridge. Tiled flooring and access to further kitchen/utility area.

#### **KITCHEN/UTILITY AREA**

9' 6" x 9' 3" (2.89m x 2.82m)

Recessed lighting, double glazed window and door to garden. Fitted matching units with adjacent work tops, space for fridge/freezer, window to front elevation, tiled flooring, radiator.



## **SHOWER/CLOAKROOM**

9' 5" x 2' 11" (2.87m x 0.89m)

Double glazed window to rear and side elevation. Low level WC, wash hand basin with mixer tap and vanity cupboard under, tiled splash backs, shower unit and tray (presently not connected), tiled flooring and drop light switch.

## **FIRST FLOOR LANDING**

Double glazed window to side elevation, built in storage cupboard. Staircase to second floor landing.

## **BEDROOM ONE**

11' 4" x 9' 4" (3.45m x 2.84m)

Recessed lighting, double glazed Bay window to front elevation. Range of fitted wardrobe cupboards and dresser unit, radiator.

## **BEDROOM TWO**

12' 9" x 10' 10" (3.88m x 3.30m)

Recessed lighting, double glazed window to rear elevation, radiator.

## **BEDROOM FOUR**

6' 11" x 6' 9" (2.11m x 2.06m)

Double glazed window to front elevation, radiator.

## **FAMILY BATHROOM**

7' 4" x 7' 2" (2.23m x 2.18m)

Two double glazed frosted windows to rear elevation. Low level WC, vanity wash hand basin with vanity unit under, 'P' shaped bath with mixer tap and Triton shower unit over, curved shower screen, heated towel radiator, tiled walls.

### **SECOND FLOOR LANDING**

Double glazed window to side elevation and recessed alcove.

### **BEDROOM THREE**

12' 1" x 10' 2" (3.68m x 3.10m)

Recessed lighting, double glazed window to rear elevation, radiator. Built in double wardrobe cupboard with access to loft area.

### **SHOWER ROOM**

6' 10" x 4' 11" (2.08m x 1.50m)

Double glazed frosted window to rear elevation, low level WC, pedestal wash hand basin with tiled splash back, shower cubicle with shower unit and folding screen door. heated towel radiator and tiled flooring.

### **FRONT GARDEN**

Open plan laid mainly to lawn with block paved pathway to front door. Side access to garden.

### **REAR GARDEN**

Laid mainly to lawn, steps up to patio area, courtesy lighting. Covered storage area and gate to front garden.

Garden Room/Studio: 15'8 x 8'8 Double glazed access door with double glazed window to garden, power and lighting connected.

### **GARAGE**

17' 4" x 8' 3" (5.28m x 2.51m)

Up and over door, power and lighting connected, personal door to garden. The Garage has a driveway in front of it and is located at the rear of the garden.



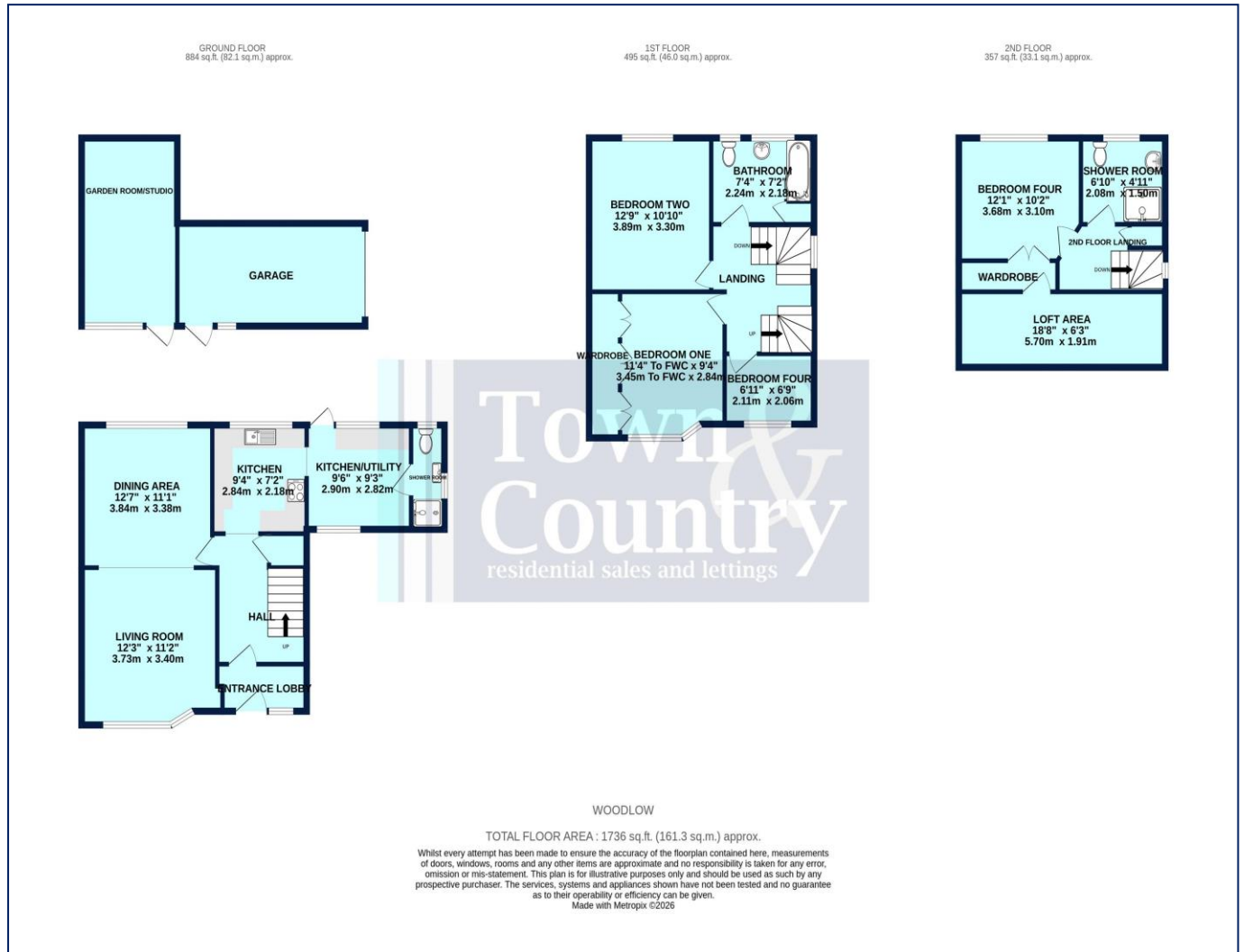












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