



Brown & Brand



The Malyons
Thundersley, SS7 1TU

- Detached Three Bedroom Family Home
- Offered With No Onward Chain
- 28' Through Lounge/Dining Room
- Three Piece Shower Room

Offers In Excess Of £425,000





Property Description

This fantastic family home is perfectly positioned within the catchment area - and just a short walk - of the highly regarded King John Secondary School.

The property features a wrap-around kitchen, dining, and living area that creates a bright and sociable space, ideal for both relaxing and entertaining. There are three generously sized bedrooms providing ample accommodation for the whole family, along with the added benefit of a useful utility space and a versatile workshop.

To the rear, you'll find an extensive garden offering attractively landscaped in a tiered effect with shingle and crazy paved paths and patio with plenty of room for outdoor activities, entertaining, or simply enjoying the sunshine.

Offered with NO ONWARD CHAIN.





ACCOMMODATION

Approached via double opaque glazed entrance door with matching side panel giving access through to:

ENTRANCE HALLWAY

Carpet. Radiator. Stairs to first floor landing with fitted carpet and wooden handrail. Textured ceiling with coving. Doors giving access to kitchen and lounge. Glazed light catching panels to lounge. Further door giving access to.

GROUND FLOOR CLOAKROOM

Fitted in a two-piece suite comprising close coupled W/C and wash hand basin inset to worktop. Cushion flooring. Radiator. Fully tiled walls. Obscure double-glazed window to front. Textured ceiling with coving.



KITCHEN

11' 3" x 8' 3" (3.43m x 2.51m) Kitchen is fitted with cupboards and drawer packs to both ground and eye level with contrasting rolled edge work surfaces over. Inset stainless steel one and a half bowl single drainer sink unit with mixer taps over. Integrated oven and grill with four ring hob and extractor hood over. Space for fridge. Space and plumbing for dishwasher. Door to side. Further double-glazed window to rear. Fully tiled walls. Textured ceiling with coving. Wall mounted boiler and timer for central heating and hot water systems (not tested). Archway through to.

LOUNGE/DINING ROOM

28' 7" x 10' 5" (8.71m x 3.18m) Double glazed window to front with Double glazed sliding patio doors overlooking rear garden. Two radiators. Textured ceiling with coving. Ornamental fireplace. Wall lights. Carpet. Door giving access through to:



UTILITY ROOM

8' 4" x 7' 9" (2.54m x 2.36m) Fitted in a range of kitchen units offering storage to both ground and eye level with rolled edge work surfaces over. Space for fridge/freezers, plumbing for washing machine and tumble dryer. Cushion flooring. Suspended illuminated ceiling. Window to side. Further door giving access to.

WORKSHOP

Brick and glazed construction with smooth plastered ceiling. Windows to flank and rear with door to garden. Power and light supplied.

FIRST FLOOR LANDING

Carpet. Wooden balustrade. Double glazed window in stairwell to flank. Doors giving access to all rooms. Coved ceiling. Built in louver door airing cupboard housing hot water tank.

SHOWER ROOM

Fitted in a three piece suite comprising of a large walk in shower with glass screen. Pedestal wash hand basin and close coupled W/C. Radiator. Fully tiled walls. Textured ceiling with coving. Wood effect cushion flooring. Obscure double glazed window to rear.

BEDROOM ONE

13' 7" x 10' 2 (Measurements taken inside wardrobe)" (4.14m x 3.1m) Carpet. Radiator. Double glazed window to front. The room features a range of built in wardrobes to two walls with recess for double bed with cupboard over and matching bedside cabinets. Textured ceiling with ceiling rose and pendant lighting.





BEDROOM TWO

10' 1" x 10' 2" (3.07m x 3.1m) Carpet. Radiator. Double glazed window to rear. Built in wardrobes to one wall.

BEDROOM THREE

10' x 6' 4" (3.05m x 1.93m) Carpet. Radiator. Double glazed window to front. Built in storage cupboards. Textured ceiling with coving. Access to loft.

EXTERNALLY

REAR GARDEN

This property enjoys a well-maintained rear garden which is approx. 55' in depth (unmeasured). Attractively landscaped in a tiered effect with shingle and crazy paved paths and patios. Raised flower beds with flower and shrub borders. Privacy fencing to all aspects. External lighting. Wooden shed. Gated side access. Outside tap.

PARKING TO THE FRONT/GARAGE

Parking is provided via an attached single garage with up and over door. The garage is approached via a concrete and crazy paved independent driveway which provides further parking for two to three vehicles.

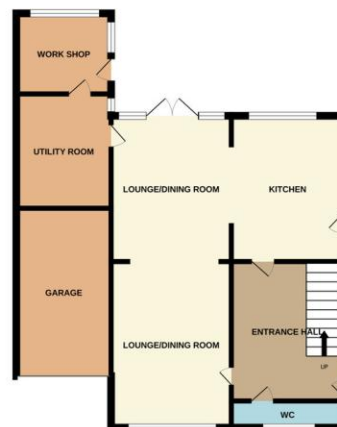
FRONT GARDEN

Corner raised lawned area with inset flower beds and retaining wall. External lighting.

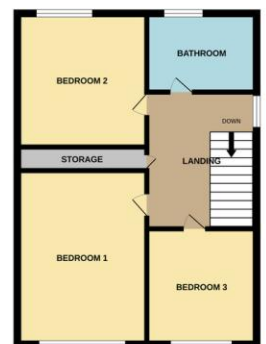
Energy performance certificate (EPC)		
19 The Mares SS7 2TT	Energy rating E	Valid until 13 October 2015
		Certificate number WAB 5555 5200 5555 5204
Property type Detached house	Total floor area 104 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords).		
Energy rating and score		
This property's energy rating is E. It has the potential to be C.		
See how to improve this property's energy efficiency.		
Score	Energy rating	Current Potential
91+	A	
81-91	B	
69-81	C	
55-69	D	
39-55	E	
21-39	F	
1-21	G	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any miscommunication or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operation or efficiency can be given. Made with Metrepro 1.0.0.0