




Thundersley Park Road, Benfleet, Essex, SS7 1AH

3 bed detached family home / **Guide Price** £800,000 - £850,000 / t. 01702 555888







Occupying a prime position on one of the area's most desirable and semi-rural turnings, just off the A13, this beautifully presented **three bedroom** detached family home offers the perfect blend of tranquillity and convenience. With easy access to local amenities including SEEVIC College, King John School, and a range of nearby shopping facilities, this property must be viewed internally to fully appreciate the exceptional design and quality throughout.

The ground floor boasts an impressive open plan family room, incorporating a luxuriously appointed kitchen that seamlessly flows into a snug and study—ideal for both entertaining and everyday living. Additional benefits include a utility room, and a contemporary ground floor shower room. A separate formal lounge measuring 21'11" x 11'11" enjoys uninterrupted views over the rear garden and open countryside beyond. Upstairs, you'll find three generously sized bedrooms. The master bedroom is a true retreat, complete with a sunny private balcony offering stunning views across the surrounding area.

Homes of this calibre in such a sought-after location are rarely available, early viewing is strongly recommended.

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Ground Floor



First Floor

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Approximate total area⁽¹⁾

1825 ft²
169.6 m²

Balconies and terraces

40 ft²
3.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Highlights

- \ **Stunning Three Bedroom Detached Family Home**
- \ **Bright & Spacious Family Room Incorporating Luxury Kitchen**
- \ **Large Formal Lounge**
- \ **Snug**
- \ **Study**
- \ **Utility Room**
- \ **Ground Floor Shower Room**
- \ **Good Size Bedrooms**
- \ **Private Balcony To Master**
- \ **First Floor Shower Room**
- \ **Upvc Double Glazing Throughout**
- \ **Extremely Sought After Location**
- \ **Fabulous Views Over Countryside**
- \ **Storage Facility**
- \ **Off Street Parking For Numerous Vehicles**
- \ **Kingston Primary & King John School Catchments**
- \ **Semi Rural But Accessible Location**

The property is approached via attractive pergola central pathway leading to composite style entrance door leading to a large entrance porch.

Entrance Porch - 11'5 x 4'2 \ UPVC double glazed entry windows to front and side aspect. Laminate flooring, exposed wood panelling to the walls, welcome light with further twin Georgian part glazed natural wood doors leading to reception hall.

Reception Hall 10'8 x 9' \ Continuation of laminate flooring. Dog leg stairs with white turned balustrade, giving access to first floor accommodation with under stair storage cupboard, double banked radiator with individual thermostat control, modern glazed panelled doors to accommodation off.

Lounge 21'11 x 11'11 \ Lovely size main reception room which is bright and airy being dual aspect, with double glazed half level Georgian round bay window to front aspect with radiator below. Further UPVC double glazed Georgian French doors to rear, with adjacent UPVC double glazed side panels, having an attractive outlook to rear, neutral fitted carpet and further double banked radiator, power points, feature in the wall style fireplace with slate hearth and floating oak style mantle over. Smooth plastered walls, smooth plastered and coved ceiling with ornamental coving, twin circular feature windows with PVC shutters to side.

Family Room Incorporating Luxury Fitted Kitchen – 37'10 x 17'1 narrowing to kitchen area \ A stunning open plan reception room incorporating kitchen area. Having wood effect tiled flooring with underfloor heating, feature UPVC double glazed viewing style area to rear having side UPVC double glazed French doors opening to the garden. Continuation of windows having a fantastic outlook over the surrounding countryside and central UPVC double glazed tilt and open French doors opening to Juliet style balcony. Feature open plan square archway leading to snug. Open plan to the kitchen which is fully fitted with a range of luxurious units with UPVC double glazed windows to rear and side. Range of Quartz work surfaces continues to the expanse of most walls with under unit stainless steel one and a quarter bowl sink with a stainless steel extendable mixer tap over and matching Quartz splash back, five ring AEG instant start gas hob with large quartz splashback behind and double chimney style integrated extractor fan over, smooth plastered ceiling with inset spotlights and smoke/fire alarm, range of navy/dark blue units with stainless steel furniture and slow shut drawers, integrated slimline wine cooler, integrated dishwasher, Bosch double fan assisted ovens with Bosch microwave oven over, two oak



lined larder cupboards, wine holders and further storage, range of matching eye level wall mounted units to one wall with inset under unit LED spotlights, one being a LED light feature display cabinet with internal LED lighting inside, doorway to:

Utility room 10'3 x 7'3 \ Continuation of wood effect tiled flooring with underfloor heating. Utility room includes a Quartz style work surface with inset stainless steel sink unit with mixer tap over and cupboard below, side space and under unit space and plumbing for washing machine and tumble dryer, free standing space for American style fridge/freezer, smooth plastered walls and ceiling with coving, panelled doors to ground floor shower room and garage storage.

Snug 9'10 x 9'1 \ An attractive snug with smooth plastered walls and ceiling with Inset spotlights, eye level power points for wall-mounted TV etc., floor to ceiling feature panelled wall with concealed slide away door and step down to study.

Study 9'11 x 8'2 \ UPVC double glazed Georgian half level window to front aspect and radiator below, fitted carpet, power points, smooth plastered ceiling with a range of built in fitted furniture.

Ground Floor Shower Room \ Modern three piece suite comprising of walk-in fully tiled double shower unit with glass side door and concealed plumbing overhead Victorian style shower with stainless steel mixer taps and hand shower attachment. Includes sink, vanity unit to coupled WC with cupboards under, white sink and monobloc mixer tap, continuation wood effect tiled flooring with underfloor heating, wall mounted radiator with thermostat control, Victorian styled tiled splashbacks to shower wall, built in vanity cupboard, smooth plastered ceiling with Inset spotlight, storage cupboard.

Landing \ Smooth plastered and coved ceiling with inset spotlights, loft access hatch with drop down ladder, doors to accommodation off.

Bedroom One 12'3 x 11'11 \ An excellent feature of the property is this stunning master bedroom having UPVC double glazed French doors to rear with adjacent UPVC double glazed side panels leading to a stunning part enclosed sun balcony. The bedroom is carpeted with a double banked radiator, ample power points, smooth plastered ceiling with Inset spotlights and circular feature window with PVC shutter, eaves storage.

Private Balcony 8'4 x 4'9 \ Feature style boards and part glass insert with stainless steel return have an attractive outlook over the surrounding countryside, soakaway flooring.





Bedroom Two 12'3 Plus Wardrobe Depth x 10'4 \ UPVC double glazed Georgian window to side aspect with radiator below and individual thermostat control, range of built in floor to ceiling fitted wardrobes to one wall, with his and hers side storage areas and central shelving with further storage below and mirror insets, eaves storage.

Bedroom Three 8'8 x 8'6 \ (currently used as dressing room). UPVC double glazed Georgian window to rear, fitted carpet, power points, radiator, range of built in wardrobes to one wall and high level over stair storage cupboard to opposing wall.

Shower Room \ Twin UPVC double glazed windows to rear, one being frosted. The shower room includes a full width walk-in shower unit, with stone tile surround, overhead waterfall style shower with handheld attachment and glazed screen return, vanity wash hand unit with cupboards below and stainless steel mixer tap and monobloc push up waste. To opposing wall, full width vanity unit with Inset close coupled WC with Inset shelving and side storage cupboard. Tiled flooring, half tiled to remaining walls continuing the stone/granite surround with tall stainless steel heated towel rail. Smooth plastered ceiling with Inset spotlight.

Rear Garden \ Completely landscaped which is tiered in different areas, commencing with a raised sun patio area with direct access to the French doors from the lounge and family room, with seating for numerous people enclosed by a brick wall. Wrought iron fence with central steps down, leading to a two-tiered lawn area with numerous seating areas. Further paved patio-area with hot tub (to remain), access to two external underground basements both with power and light and water softer, giving large storage and side wooden gate leading to front. Garden is totally enclosed by screen panel fencing and brick walls, exterior water and exterior lighting. To opposing side access there is a purpose built storage shed and further side access to front.

Front Garden \ The property is situated on a wide corner plot having a very attractive vista to the front. The front garden being well stocked with a range of inset flower, trees, shrub herbaceous borders. Side lawned area with wooden gate giving access to side. To opposing side there is a single parking area with off street parking for 3-4 cars and side entry via Glen Road.

Storage Facility 17'2 x 6'7 \ Formerly the garage which has been converted to provide the utility and shower room, the remainder left as storage. Electric roller shutter door, ample space for bikes, motorbikes etc. Ideal central heating boiler with Ideal pressurised cylinder and expansion tank over. Gas meters and electric trip switches, power and light.











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