



## 4 Runnymede Chase

Thundersley | Benfleet | SS7 3DB

Offers over £515,000

Nestled in the charming area of Runnymede Chase in Thundersley, Benfleet, this delightful detached house is a true gem waiting to be discovered. Boasting a spacious reception room and three cosy bedrooms, this property offers the perfect blend of comfort and style.

Located in a serene neighbourhood, this house provides the ideal setting for a peaceful and tranquil lifestyle. The open layout of the reception room is perfect for entertaining guests or simply relaxing with your loved ones. The three bedrooms offer ample space for a growing family or for those in need of a home office or guest room.

Situated in a sought-after location, this property is surrounded by lush greenery and offers a sense of privacy and exclusivity. The charm of this house is further enhanced by its detached structure, providing a sense of independence and uniqueness.

With its prime location and inviting atmosphere, this house on Runnymede Chase is a wonderful opportunity for those seeking a place to call home. Don't miss the chance to make this property your own and experience the joys of living in this lovely neighbourhood.

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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### Living Room

21'10" x 18'7"

The property opens up to a spacious living room which features a gas burning fireplace, a front aspect bay window and carpeted flooring.

### Dining Room

8'10" x 8'9"

The dining room flows seamlessly from the living room and features laminated flooring and double wooden doors with glass panels and side windows that exits to the conservatory.

### Kitchen

11'5" x 9'5"

The modern kitchen is fitted with storage cupboards, built-in utilities and a full glass top stove. Other features includes tiled walling, a window with views in to the conservatory and laminated flooring. From here the room exits to the utility.

### Utility

9'3" x 7'0"

The utility is fitted with amenities for laundering. It has a rear facing window and a door that exits to the back garden.

### WC

3'9" x 3'3"

The WC is adjacent to the utility and includes a wash hand basin and window.

### Conservatory

16'11" x 9'10"

The spacious conservatory has sliding glass doors that opens up to the patio and rear garden.

### Bedroom 1

12'4" x 10'6"

This double bedroom features a window overlooking the back garden, laminated flooring and built in storage space.

### Bedroom 2

12'4" x 11'3"

This double bedroom features a window with views to the front of the house, laminated flooring and built in storage space.

### Bedroom 3

8'4" x 7'11"

This well-sized single bedroom offers laminated flooring and likewise a window with views to the front. The room is currently purposed as a study/office

### Shower Room

5'11" x 5'6"

The shower room is equipped with toilet, wash hand basin in cabinet and shower facilities.

### Garage

27'2" x 7'8"

The property benefits from a good sized garage that can provide secure parking for up to two vehicles.

### Garden

The entire front area of the property is covered with bricked paving. The enclosed rear garden is accessible from both sides of the house via wooden garden gates. The spacious brick paved patio at the back is ideal for leisure and relaxation. The remainder of the back garden is on a raised level and mostly features grass coverage including a variety of shrubs, flowers, potted plants and a shed.

