



* NOW AVAILABLE TO VIEW, £425,000- £450,000 * NO ONWARD CHAIN *

Welcome to this exquisite new build end-terraced house located in the tranquil cul-de-sac of Foxmeadows, Thundersley. Constructed only this year, this property is designed to meet the latest stringent building regulations, ensuring safety, efficiency and modern living standards. As you enter, you will be greeted by a spacious hallway leading to a reception room. The hallway flows seamlessly into an open-plan kitchen and family area, perfect for entertaining or enjoying quality time with loved ones. The kitchen supplied by 'KBD- Kitchens by Design' boasts contemporary design and functionality, making it a delightful space for culinary adventures. The property features three well-proportioned bedrooms, providing ample space for family or guests. There is a stylish bathroom, and in addition a convenient downstairs toilet, adding comfort and practicality to this home. The exterior of the property is equally impressive, with generous landscaped rear gardens that offer a peaceful retreat for outdoor relaxation. The front and rear driveways provide parking for two large vehicles, ensuring convenience for you and your guests. Additional features include underfloor heating on the ground floor and a new combination boiler system with radiators upstairs, ensuring warmth and comfort throughout the seasons. Situated within walking distance to Thundersley Village High Street, you will find a variety of local amenities at your fingertips. Furthermore, Benfleet Station is

- New build end of terraced house with 10 year warranty
- Three well proportioned bedrooms
- Front lounge/sitting room and 'KBD' kitchen family rooms
- Kingston and Thundersley Primary Schools and The King John Secondary School nearby
- Minimal drive to Benfleet Train Station
- Front and rear driveways for two vehicles
- Landscaped South facing rear garden
- Main upstairs bathroom and downstairs WC
- Short walk to Thundersley Village High Street
- Quiet cul de sac location near local amenities

Foxmeadows

Benfleet

£425,000

Price Guide



Foxmeadows



These brand-new homes have been constructed to meet the latest building regulations, ensuring exceptional energy efficiency and reduced utility costs. High-quality flooring and luxury carpets are included as standard, while the bathrooms and ground-floor WCs feature fully tiled walls and floors, with no compromise on quality or finish. The kitchens have been expertly designed and installed by KBD – Kitchens By Design, one of South East Essex's leading kitchen specialists, and come fully equipped with a complete range of integrated Bosch appliances. Freshly plastered walls throughout offer a smooth, neutral backdrop; ready for your personal touch, while the loft spaces will be fully boarded to provide additional storage. To the rear, the south-facing gardens will be fully landscaped and enclosed with new fencing, creating a private, sun-drenched retreat perfect for enjoying the warmer months.

Front Driveway for 1 Vehicle

Entrance Hallway

16'0" x 6'6"

Lounge/Sitting Room

11'5" x 8'7"

Kitchen Family Room

19'9" > 12'6" x 15'6"

Downstairs WC

5'2" x 3'4"

First Floor Landing

10'0" x 6'5"

Bedroom One

14'11" x 8'9"

Bedroom Two

13'7" x 7'7"

Bedroom Three

9'6" x 7'6"

Family Bathroom

8'8" > 6'8" x 6'0"

Landscaped South Facing Rear Garden

Rear Driveway for 1 Vehicle



PLANTING:

The planting is to be done in accordance with the following notes:

- Planting to be done in accordance with the following notes:
- Planting to be done in accordance with the following notes:
- Planting to be done in accordance with the following notes:

EXISTING SITE CONDITIONS:

- Existing site conditions are as follows:
- Existing site conditions are as follows:
- Existing site conditions are as follows:

NATIVE HEDGEROW MIXTURE



Where indicated on the adjacent site layout plan there is to be a native hedgerow mix made up of the above species.

WILDLIFE MEASURES



BOUNDARY FENCE SOLUTIONS



PROPOSED LANDSCAPING PLAN 1:100



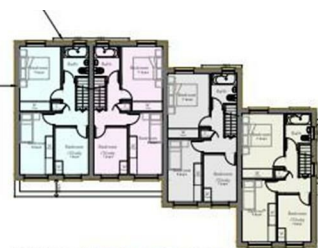
PLANTING:

The planting is to be done in accordance with the following notes:

- Planting to be done in accordance with the following notes:
- Planting to be done in accordance with the following notes:
- Planting to be done in accordance with the following notes:

EXISTING SITE CONDITIONS:

- Existing site conditions are as follows:
- Existing site conditions are as follows:
- Existing site conditions are as follows:



HOUSE TYPE KEY

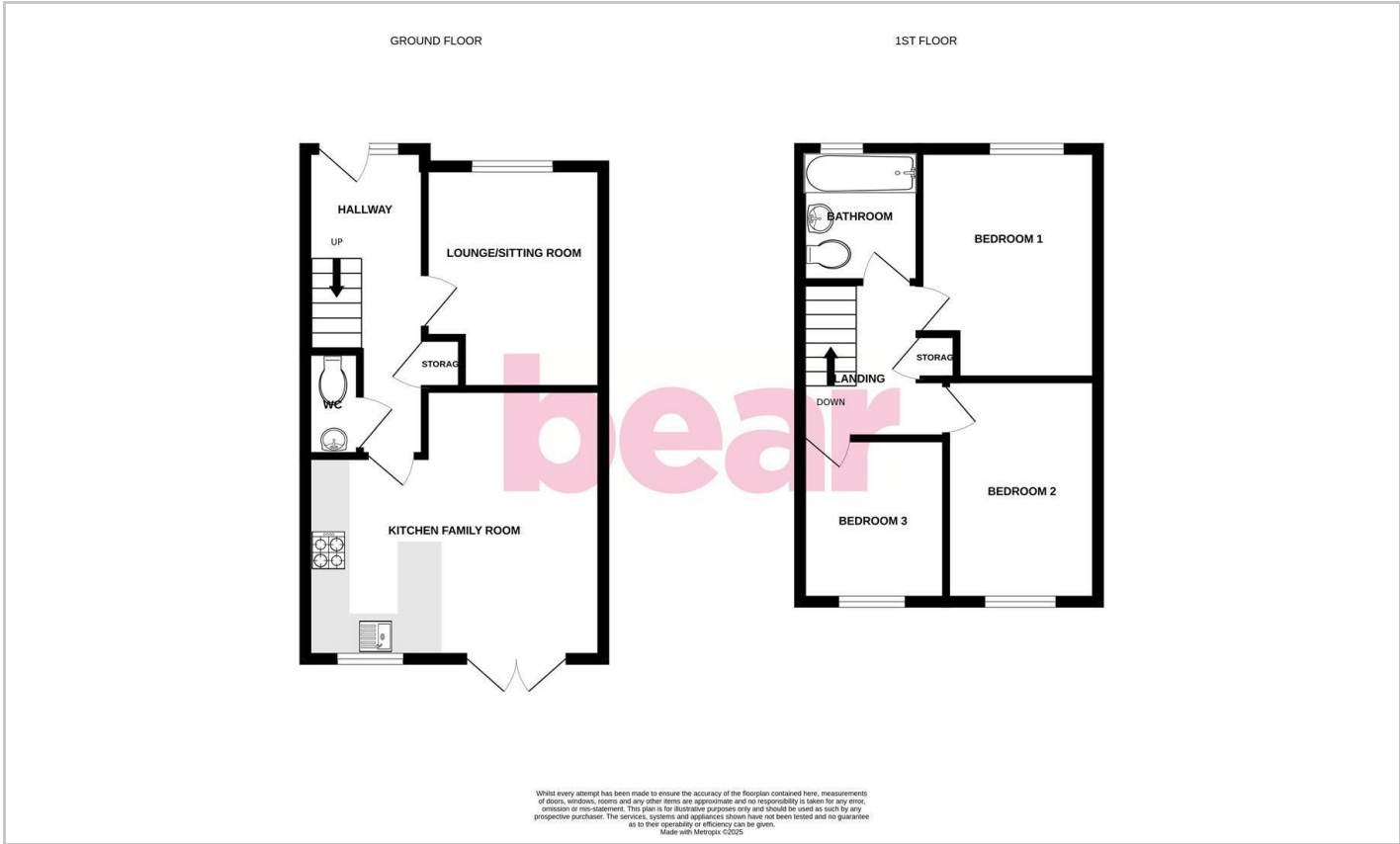
HOUSE TYPE	INTERNAL AREA (sqm)	EXTERNAL AREA (sqm)	PERCENTAGE COVERED
HOUSE A	120	10	10%
HOUSE B	120	10	10%
HOUSE C	120	10	10%
HOUSE D	120	10	10%

PROPOSED SITE LAYOUT + ROOF PLAN 1:100

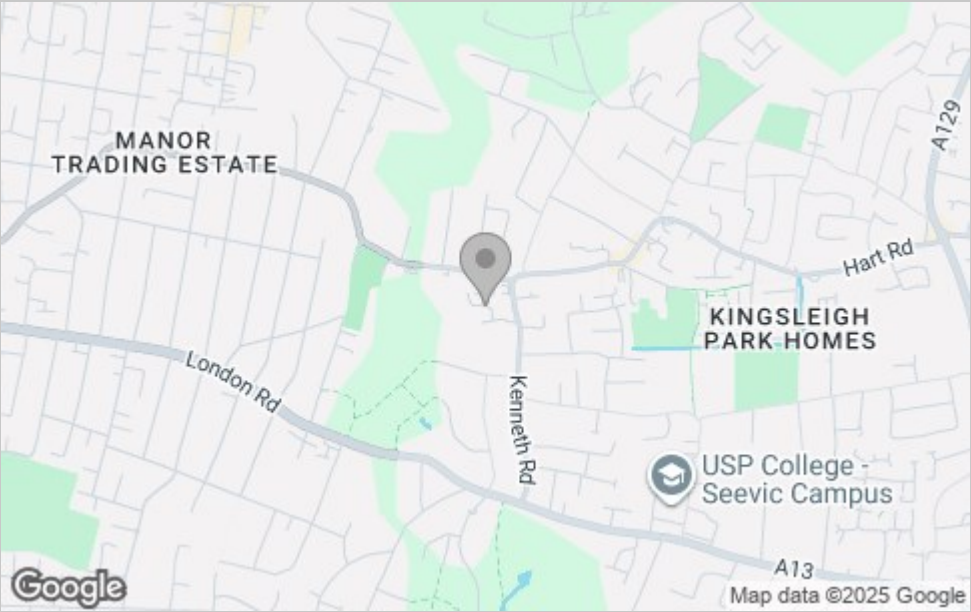
HOUSE TYPE	INTERNAL AREA (sqm)	EXTERNAL AREA (sqm)	PERCENTAGE COVERED
HOUSE A	120	10	10%
HOUSE B	120	10	10%
HOUSE C	120	10	10%
HOUSE D	120	10	10%

PROPOSED SITE LAYOUT + ROOF PLAN 1:100

Floor Plan



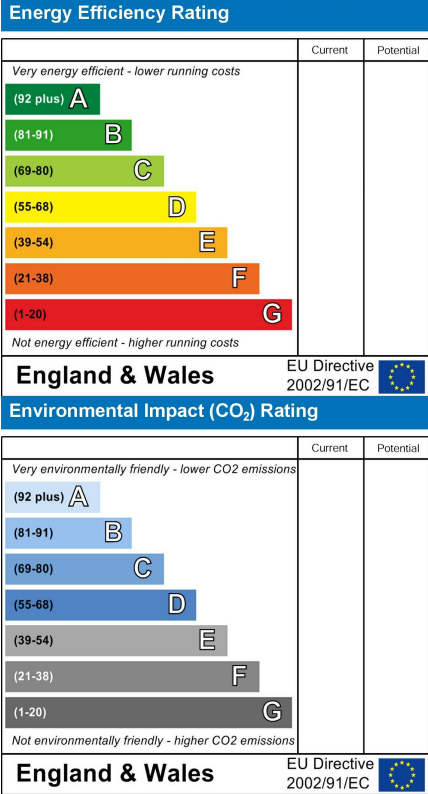
Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>