



**BROWN & BRAND**



**Lodge Close**  
Benfleet, SS7 3DA

- Four Bedroom Semi Detached Chalet
- Ground Floor Bedroom Four/Study
- Desirable Cul-De-Sac Location
- King John School Catchment

**Guide Price £350,000-£375,000**







## Property Description

### **Guide Price £350,000 - £375,000**

Brown & Brand are pleased to offer 4 bedroom Semi-detached chalet in a desirable cul-de-sac location off The Chase in Thundersley. This property benefits from having a separate dining room to the front opening through to good size lounge. Ground floor bedroom/study room and kitchen to the back of the property overlooking a good size rear garden. Paved driveway to the side leading to detached garage giving ample off street parking and access to good size rear garden. Great location and within the King John School catchment and walking distance of Seevic College.





## ACCOMMODATION APPROACHED VIA

Via Double glazed entrance door with decorative glass panels leading through to:

### ENTRANCE HALL

Carpet. Radiator. Textured ceiling. Carpeted stairs to first floor accommodation with under stairs storage housing meters. Doors leading through to:

### DINING ROOM

12' 1" x 10' 2" (3.7m x 3.1m) Double glazed window to front aspect. Carpet. Radiator. Textured ceiling. Double doors opening through to:

### LOUNGE

14' 9" x 10' 2" (4.5m x 3.1m) Double glazed patio doors opening out to rear garden. Brick fireplace with mantel over. Carpet. Radiator. Textured ceiling.

### KITCHEN

9' 6" x 8' 6" (2.9m x 2.6m) Kitchen is fitted with cupboards both to ground and eye level with contrasting worktops over incorporating sink unit with drainer and tap over. Space for fridge / freezer and freestanding cooker. Space and plumbing for washing machine. Radiator. Cushion flooring. Tiled splash back. Boiler. Radiator. Textured ceiling. Double glazed window to rear and double glazed door to side giving access to rear garden.



### GROUND FLOOR BEDROOM FOUR/STUDY

8' 10" x 9' 10" (2.7m x 3.0m) Double glazed window to front. Radiator. Textured ceiling. Carpet.

### FIRST FLOOR LANDING

Double glazed window to side aspect. Loft access. Doors leading through to:

### BEDROOM ONE

13' 5" x 11' 5" (4.1m x 3.5m) Double glazed window to front aspect. Textured ceiling. Carpet. Radiator. Eaves storage.

### BEDROOM TWO

12' 1" x 10' 5" (3.7m x 3.2m) Double glazed window to rear aspect. Radiator. Textured ceiling. Carpet.

### BEDROOM THREE

5' 10" x 8' 10" (1.8m x 2.7m) Double glazed window to rear aspect. Radiator. Textured ceiling. Carpet. Storage cupboard.





## BATHROOM

Obscure double glazed window to side aspect. Three piece suite comprising close coupled WC. Pedestal wash hand basin and panelled bath with electric shower over with attachment. Cushion flooring. Radiator.

## EXTERNALLY

### FRONT GARDEN

To the front of the property is a lawn area with brick retaining wall to side and front boundary. . Paved driveway to front door with ample parking leading to detached garage.

### REAR GARDEN

This property enjoys a good size rear garden mainly laid to lawn providing a low maintenance and easy to maintain garden with paving to immediate fore. Privacy fencing to all aspects.

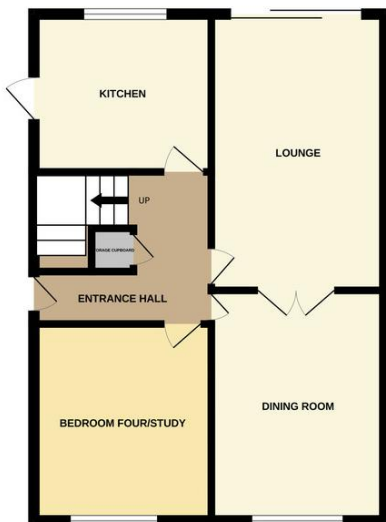
### DETACHED GARAGE

Wooden double doors. Ample parking to the front for numerous vehicles.



GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)		
28 Lodge Close BURNLEY BB7 3DA	Energy rating <b>E</b>	Valid until: 6 February 2034 Certificate number: 2160-8632-1040-2003-3905

Property type	Semi-detached house
Total floor area	94 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

#### Energy rating and score

This property's energy rating is E. It has the potential to be B.

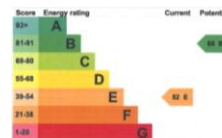
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



221 London Road  
Hadleigh  
Essex  
SS7 2RD

www.brownbrand.co.uk  
sales@brownbrand.com  
01702 552966

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.