



**BROWN & BRAND**



**Woodlow**  
Thundersley, Benfleet, SS7 3RH

- Three Bedroom Semi- Bungalow/Chalet
- No On ward Chain
- Quiet Cul-De-Sac Location
- Independant Driveway with Car Port And Detached Garage

**£360,000**







BROWN & BRAND are delighted to present this three-bedroom chalet/bungalow, offered with No Onward Chain, nestled in an especially quiet cul-de-sac in Thundersley. This delightful home is conveniently located near local amenities, bus links, and Thundersley Village, providing a perfect blend of tranquility and accessibility.

The ground floor boasts a spacious lounge/dining area that seamlessly opens into a generously sized kitchen, featuring side access to the rear garden and carport. The layout includes three well-proportioned bedrooms, a three-piece ground floor bathroom, and ample living space perfect for families.

On the first floor, you will find two additional bedrooms and a large walk-in shower room, offering comfortable and versatile living arrangements.

Parking is hassle-free with a front driveway, side parking/carport, and a detached garage, ensuring ample space for multiple vehicles.

The property is ideally situated close to all essential amenities, with Benfleet and Rayleigh Stations just a short drive away, providing direct train lines to London. Additionally, the home falls within the catchment area for Thundersley Primary School and Deanes School, making it an excellent choice for families.

Don't miss out on this fantastic opportunity. Please call us to book a viewing and make this lovely chalet/bungalow your new home.





### **APPROACHED VIA**

Double glazed entrance door with decorative opaque glass panels.

### **ENTRANCE HALLWAY**

Double glazed opaque window to front. Fitted coir matting. Smooth plastered ceiling. Built in cupboard housing fuse board and electric meter. Door giving access through to:

### **LOUNGE/DINING AREA**

18' 6" x 16' 5" (5.64m x 5m)(maximum room measurement as irregular shaped) UPVC double glazed window to front with further matching window to flank. Two radiators. Smooth plastered ceiling with inset spotlights Central chimney breast with feature fire. Open doorwell leading through to kitchen.



### **KITCHEN**

16' 0" x 12' 2" (4.88m x 3.71m) Fitted in modern units offering cupboards and drawers packs to both ground and eye level with contrasting wooden work surfaces over. Inset stainless steel one and half bowl sink unit with mixer tap over. Eye level integrated oven and grill. Five ring gas hob. Space and plumbing for washing machine and fridge/freezer. Integrated dishwasher. Tiled flooring. Tiled splashbacks. Smooth plastered ceiling with inset spotlights. UPVC double glazed window and door to side giving access to rear garden and garage.



### **INNER HALLWAY**

Wood effect laminate flooring. Carpeted stairs to first floor. Doors leading through to:

### **BEDROOM ONE**

11' 1" x 9' 4" (3.38m x 2.84m) UPVC Double glazed window to rear. Carpet. Radiator. Textured ceiling with coving.

### **BATHROOM**

Fitted in a three piece suite comprising panelled bath with shower over and glass screen. Wash hand basin inset to vanity unit. Close coupled w/c. Tiled flooring. Ladder style radiator. Tiling to walls. Smooth plastered ceiling with spotlights. UPVC double glazed window to rear.

### **LANDING**

Carpet. Double glazed ceiling window. Storage cupboard. Doors leading through to:

### **BEDROOM TWO**

UPVC Double glazed windows to rear. Carpet. Radiator. Smooth plastered ceiling.





### BEDROOM THREE

16' 7" x 11' 5" (5.05m x 3.48m) Velux window to front. Carpet. Smooth plastered ceiling. Combination boiler in Eaves storage. Radiator.

### SHOWER ROOM

Fitted in a three piece suite comprising separate shower cubicle with shower over head and hand held attachment with tiled surround. Wash hand basin with mixer tap over. Close coupled w/c. Ladder style radiator/towel rail. Smooth plastered ceiling.

### EXTERNALLY

#### REAR GARDEN

The property enjoys a private West facing rear garden which is easily maintained with a artificial lawn area edged with raised flower beds and large paved patio area to the rear and side of the property. Privacy fencing. Side access to detached garage.

#### GARAGE/PARKING

Parking is provided via a brick built single garage with up and over door and power. This in turn is approached via a paved independent driveway with wooden privacy gates with car port over.

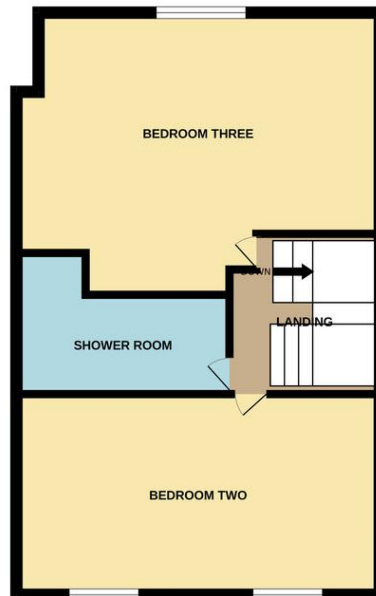
#### FRONT GARDEN

Mainly laid to lawn with paving that extends to the front with



GROUND FLOOR

1ST FLOOR



**Energy performance certificate (EPC)**

72 Woodrow BENLEET SS7 3RH	Energy rating <b>E</b>	Valid until: 22 May 2034
		Certificate number: 2170-2135-0940-9001-7921

Property type: Semi-detached house  
Total floor area: 101 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) (<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



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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.