



**BROWN & BRAND**



**Glenmere Park Avenue**  
Thundersley, SS7 1SS

- Three Bedroom Semi Detached Bungalow
- No On ward Chain
- Sought After Turning Close To Local Amenities
- Modern Kitchen and Bathroom Suite

**Guide price**  
**£350,000-£360,000**





## Property Description

Located in this popular turning within close proximity to local amenities is this well presented three bedroom semi-detached bungalow . Accommodation offers entrance hallway, lounge to front with a bay window, three bedrooms, modern kitchen and three piece bathroom suite. The rear garden is a good size and parking is provided via independent driveway.



## ACCOMMODATION COMPRISES

Approach via hardwood door access to:

### ENTRANCE HALL

Wooden flooring. Wall mounted thermostat control. Radiator. Storage cupboard. Doors to all rooms.

### LOUNGE

14' 7" x 11' 10" (4.44m x 3.61m) Double glazed bay lead light window to front. Fitted carpet. Smooth plastered ceiling. Radiator. Lead light window to side.

### BEDROOM ONE

12' 9" x 10' 2" (3.89m x 3.1m) Double glazed lead light window to front. Fitted carpet. Radiator. Smooth plastered ceiling.

### BEDROOM TWO

10' 9" x 8' 10" (3.28m x 2.69m) Double glazed windows to rear. Fitted carpet. Smooth plastered ceiling. Fitted wardrobes. Radiator

### BEDROOM THREE

10' 3" x 7' 10" (3.12m x 2.39m) Double glazed window to rear. Radiator. Fitted carpet . Smooth plastered ceiling.

### KITCHEN

Fitted with modern units to ground and eyelevel with laminate work surfaces over. Incorporating stainless steel sink unit with tap and drainer. Fitted electric oven. Four ring electric oven with extractor fan above . Tiled splashbacks. Space for washing machine. Space for fridge/freezer. Double glazed window to rear. Double glazed door giving access to garden.





## REAR GARDEN

Mainly laid to lawn. Privacy fencing. Gated side access . Outside tap. Storage shed.

## FRONT GARDEN

Lawn area with tree and borders.

## PARKING

Independent driveway. Providing off street parking for one car.

## GROUND FLOOR



### Energy performance certificate (EPC)

13 Glenmere Park Avenue BENFLEET SS7 1SS	Energy rating <b>D</b>	Valid until: 3 September 2031
		Certificate number: 0544-3009-9201-0369-3204

Property type	Semi-detached bungalow
Total floor area	64 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 D. 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.