



**BROWN & BRAND**



**Kings Park**  
Benfleet, SS7 3BA

- Three/four Bedroom Semi-Detached Chalet Situated On A Large Corner Plot
- Offered With No Onward Chain
- Spacious Entrance Hallway
- Double Gated Side Entrance To Detached Garage

**Guide Price £400,000-£425,000**





## Property Description

GUIDE PRICE - £400,000 - £425,000

Brown & Brand are delighted to present this 3/4-bedroom semi-detached chalet, ideally situated on a generous corner plot in the highly sought-after area of Thundersley.

Upon entering, you are greeted by a separate dining room/bedroom to the front of the property. The spacious lounge at the rear provides a relaxed living space with direct access to the south-facing garden-perfect for outdoor gatherings or simply enjoying the sun.

The ground floor also offers a convenient shower room and a well-proportioned kitchen, which overlooks the rear garden. A paved pathway through the garden leads to a detached garage, providing ample off-street parking.

Located within the highly regarded King John School catchment area and just a short walk from Seevic College, this property is perfectly positioned for families with educational needs.

This lovely chalet is an excellent opportunity to secure a home in a prime location-early viewing is highly recommended!



### **APPROACHED VIA**

Obscure double glazed entrance door with obscure panelling to side giving access to:

### **SPACIOUS ENTRANCE HALLWAY**

Carpet with fitted coir mat to front. Radiator. Picture rail. Textured ceiling with coving. Storage cupboards housing boiler. Large double glazed window to side. Wooden stairs leading to first floor. Doors giving access through to:

### **DOWNSTAIRS SHOWER ROOM**

Three-piece suite comprising close coupled WC. Wash hand basin inset to vanity unit with mixer tap over. Shower cubicle with sliding door.. Tiled walls. Tiled flooring. Textured ceiling with coving. Radiator. Double glazed opaque window to the side.

### **DINING ROOM/BEDROOM**

13' 1" x 10' 8" (3.99m x 3.25m) Double glazed bay window to front. Carpet. Textured ceiling. Radiator.

### **LOUNGE**

15' 11" x 10' 8" (4.85m x 3.25m) Double glazed window and sliding patio doors giving access to the rear garden. Carpet. Coal effect fire with mantel over. Textured ceiling with coving. Radiator.



### **KITCHEN**

11' 10" x 9' 10" (3.61m x 3m) Fitted kitchen with eye and base level units with solid wood work surfaces over incorporating sink with mixer tap over and drainer. Tiled splashbacks. Integrated double oven with four ring gas hob. Integrated fridge/freezer. Wood effect cushion flooring. Radiator. Smooth plastered ceiling. Double glazed window to rear and side with double glazed door giving access to rear garden.

### **LANDING**

Carpet. Textured ceiling. Doors giving access through to:

### **BEDROOM ONE**

17' 5" x 10' 6" (5.31m x 3.2m) Double glazed windows to the front. Carpet. Textured ceiling. Radiator. Storage cupboards.

### **BEDROOM TWO**

10' 6" x 10' 2" (3.2m x 3.1m) Double glazed window to rear. Carpet. Textured ceiling. Radiator. Storage cupboard.

### **BEDROOM THREE**

10' 2" x 5' 6" (3.1m x 1.68m) Double glazed window to rear. Carpet. Textured ceiling. Radiator. Eaves storage.





## EXTERNALLY

### REAR GARDEN

Situated on a large corner plot with a south facing rear garden. Paved area to immediate fore with paved pathway to the rear of the garden giving access to large double garage and ample parking. Remainder laid to lawn with tree and mature shrub borders. Summer house. Privacy fencing. Gated side access.

### DOUBLE GARAGE & PARKING

Detached garage accessed via wooden double gates to the side of the property giving ample parking.

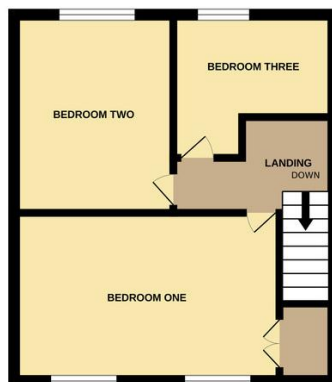
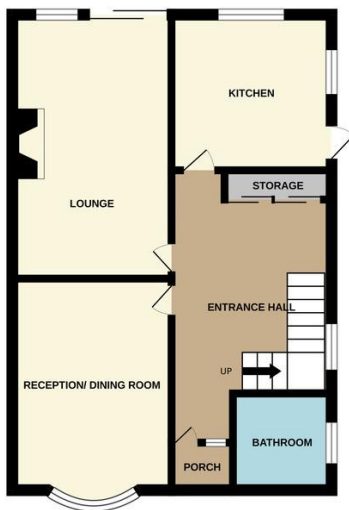
### FRONT GARDEN

Block paved pathway leading to entrance door with gated side access to rear garden. Lawn to the front with mature shrubs and hedge borders. Brick boundary wall.



GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)		
52 Kings Park BENFLEET SS7 2BA	Energy rating <b>C</b>	Valid until: 29 October 2032
		Certificate number: 2404-3921-8200-1582-3200

Property type	Semi-detached house
Total floor area	104 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

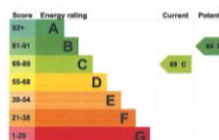
This property's energy rating is C. It has the potential to be B.

[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.