



Brown & Brand



Hart Road
Thundersley, SS7 3QU

- Vacant 3 bed detached house close to shops & schools
- 3 reception rooms
- Fitted Kitchen
- Ground floor wc & first floor shower room

Guide price of £400,000-£425,000





Property Description

Situated within easy reach of local shops, well-regarded schools, and convenient bus routes, this vacant three-bedroom detached house is an ideal opportunity for families or buyers seeking extra space. The property opens with an entrance porch and welcoming reception hall with stairs to the first floor. The ground floor features a cloakroom, a bright lounge with doors leading into a generous dining room, and a fitted kitchen with an open archway to a breakfast area overlooking the rear garden – perfect for family meals and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece shower room. Outside, the home boasts extensive parking with a paved frontage and side driveway leading to a detached garage. The rear garden offers plenty of potential for relaxation and outdoor living. Further benefits include gas central heating and double glazing. With no onward chain, this property is ready for its next chapter – early viewing is highly recommended.





ACCOMMODATION

Approached via double glazed led light entrance door through to

ENTRANCE PORCH

Tiled floor. Double glazed led light windows to front and side. Half glazed panelled entrance door with matching double glazed led light window giving access to

ENTRANCE HALL

Wood strip flooring. Radiator. Access to stairs to 1st floor landing with fitted carpet, wooden handrail and storage under. Artexed ceiling. Artexed and beamed walls. Doors to other rooms



CLOAKROOM

Fitted in a white two-piece suite comprising pedestal wash hand basin and close coupled WC. Wood effect flooring. Tongue and groove panelling to rail height. Tiling to remaining walls. Radiator. Obscure double-glazed window to side. Coved and artexed ceiling with spotlights.

DINING ROOM

11' 9" x 10' 9" (3.58m x 3.28m) Wood strip flooring. Radiator. Double glazed led light window to front. Coved and artexed ceiling. Glazed folding doors to lounge.

LOUNGE

16' 1" x 11' 9" (4.9m x 3.58m) Wood strip flooring. Radiator. Coved and artexed to ceiling. Central chimney breast with surround and tiling. Double glazed patio doors to breakfast room. Further door to kitchen.



KITCHEN/BREAKFAST ROOM

20' 9" x 19' 6" (Maximum L shape measurement) " (6.32m x 5.94m)

KITCHEN AREA

Fitted in a range of wood units offering cupboards and drawers to ground & eye level with contrasting worktops over. Inset stainless steel one & half bowl single drainer sink unit with mixer taps. Tiled splashback. Coved and artexed ceiling. Double glazed window to side. Oven and grill with four ring hob and extractor over. Space and plumbing for washing machine and tumble dryer. Space for fridge. Tiled floor. Open plan to

BREAKFAST AREA

Tiled floor. Radiator. Double glazed windows to rear and side. Double glazed door and matching patio doors to rear. Coved ceiling.



FIRST FLOOR LANDING

Carpet. Built in cupboard. Double glazed window to side. Coved and artexed beamed walls. Access to loft. Doors to other rooms.

SHOWER ROOM

Fitted in a three-piece suite comprising walk-in shower cubicle with electric shower, wash hand basin and WC inset to vanity unit. Laminate flooring. Wood panelled walls to two walls with tiling and panelling. Obscure double-glazed window to rear. Artexed ceiling with spotlights.



BEDROOM ONE

13' x 12' 6" (3.96m x 3.81m) Carpet. Radiator. Double glazed led light window to front. Coved and artexed ceiling. Wardrobes. Access to eaves storage.

BEDROOM TWO

8' 2" x 8' 6 (Plus bed recess)" (2.49m x 2.59m) Carpet. Radiator. Double glazed window to rear. Coved ceiling.

BEDROOM THREE

14' x 5' 4" (4.27m x 1.63m) Carpet. Radiator. Double glazed window to side. Coved ceiling. Access to eaves storage.

REAR GARDEN

Paved patio to immediate fore with a remainder being laid to lawn with shrub borders and privacy fencing. Gated side access. External lighting.

PARKING

Via detached brick-built garage with up and over door with personal door and window to side. Approached via paved driveway to side and matching frontage providing off-street parking for numerous vehicles. Boarded by retaining wall and hedges.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02025

Energy performance certificate (EPC)																																			
172 Hart Road BENFLEET SS7 3DU	Energy rating E	Valid until 1 September 2033																																	
		Certificate number 1635-1121-6550-0822-4396																																	
Property type Total floor area		Detached house 111 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/landlords-guide-to-letting-a-property) or the Energy Performance Certificate (EPC) guidance (https://www.gov.uk/guidance/landlords-guide-to-letting-a-property).																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is E. It has the potential to be D.		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.																																	
See how to improve this property's energy efficiency .		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
The graph shows a staircase of energy ratings from A at the top to G at the bottom. Each rating has a corresponding score range. A green arrow points from the current rating 'E' to the potential rating 'D'. <table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td>Current</td><td>Potential</td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table>				Score	Energy rating	Current	Potential	92	A			81-91	B			69-80	C			55-68	D			39-54	E	Current	Potential	21-38	F			1-20	G		
Score	Energy rating	Current	Potential																																
92	A																																		
81-91	B																																		
69-80	C																																		
55-68	D																																		
39-54	E	Current	Potential																																
21-38	F																																		
1-20	G																																		