

# COUNTRYSIDE

## ESTATES



### 46 Thundersley Park Road, Benfleet, Essex, SS7 1ET

### £475,000 Freehold

GUIDE PRICE : £475,000 - £495,000. THIS THREE BEDROOM SEMI-DETACHED HOUSE located in a sought after location within walking distance of Benfleet Station and Benfleet High Road shopping facilities.

This attractive home enjoys a 82' x 52' APPROX south facing garden, open plan kitchen / family room with French doors onto patio, three good sized bedrooms with en suite to the main and a block paved driveway with wide side access and ample off street parking for three vehicles.



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### Entrance Porch



Obscure window to front aspect, composite front door, tiled flooring and feature panelled wall with fitted storage cupboards below.

### Entrance Hall



Upvc window to side aspect, smooth plastered ceiling, spotlights, tiled flooring, under stairs storage, radiator and power points.

### Open Plan Kitchen / Family Room 22'5" x 14'6" (6.83m x 4.42m)



Upvc French doors to rear aspect, windows to rear and side

aspect with fitted shutters, smooth plastered ceiling, tiled flooring, spotlights, shaker style base and eye level units fitted with quartz worktops, farmhouse sink with chrome mixer tap, integrated appliances comprising of a fridge and freezer, wine cooler, microwave, double oven and grill, induction hob with extractor fan over and dish washer. Radiators and power points.





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## Landing



## Lounge 17'8" x 10'0" (5.38m x 3.05m)



Upvc window to front and side aspect, coved smooth plastered ceiling, carpet, feature fireplace, radiator and power points.

Smooth plastered coved ceiling, carpet, power points.

## Bedroom One 20'1" reducing to 10'8" x 10'4" max (6.12m reducing to 3.25m x 3.15m max)



Upvc windows to front and side aspect, coved smooth plastered ceiling, carpet, partly panelled walls, radiator, power points.



## Bathroom 7'0" x 5'7" (2.13m x 1.70m)

Upvc window to side aspect with fitted shutters, smooth plastered ceiling, spotlights, tiled flooring and half tiled walls, vanity unit with mounted wash hand basin and chrome mixer tap, oval free standing bath with chrome mixer tap and handheld shower, dual flush close coupled W.C, chrome heated towel rail.





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### En Suite



Smooth plastered ceiling, spotlights, tiled flooring, tiled shower cubicle with chrome waterfall and handheld shower heads, wall hung vanity unit with inset wash hand basin, chrome mixer tap and tiled splashback, dual flush close coupled W.C, radiator.

### Bedroom Two 14'11" x 9'6" (4.55m x 2.90m)



Upvc windows to rear aspect, coved smooth plastered ceiling, carpet, partly panelled walls, cupboard storing Vaillant Boiler, radiator, power points.



### Bedroom Three 10'10" x 7'4" (3.30m x 2.24m)



Upvc windows to side aspect, coved smooth plastered ceiling, carpet, partly panelled walls, radiator, power points.

### Rear Garden 52' reducing 25' x 82' approx (15.85m reducing 7.62m x 24.99m approx)



Raised tiled patio area with the remainder laid to lawn, composite shed, fenced boundary, outdoor lighting, power points and wide side access.





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Driveway

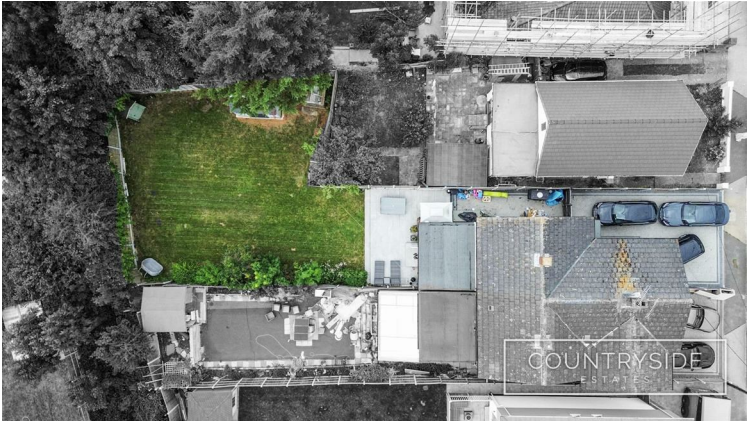


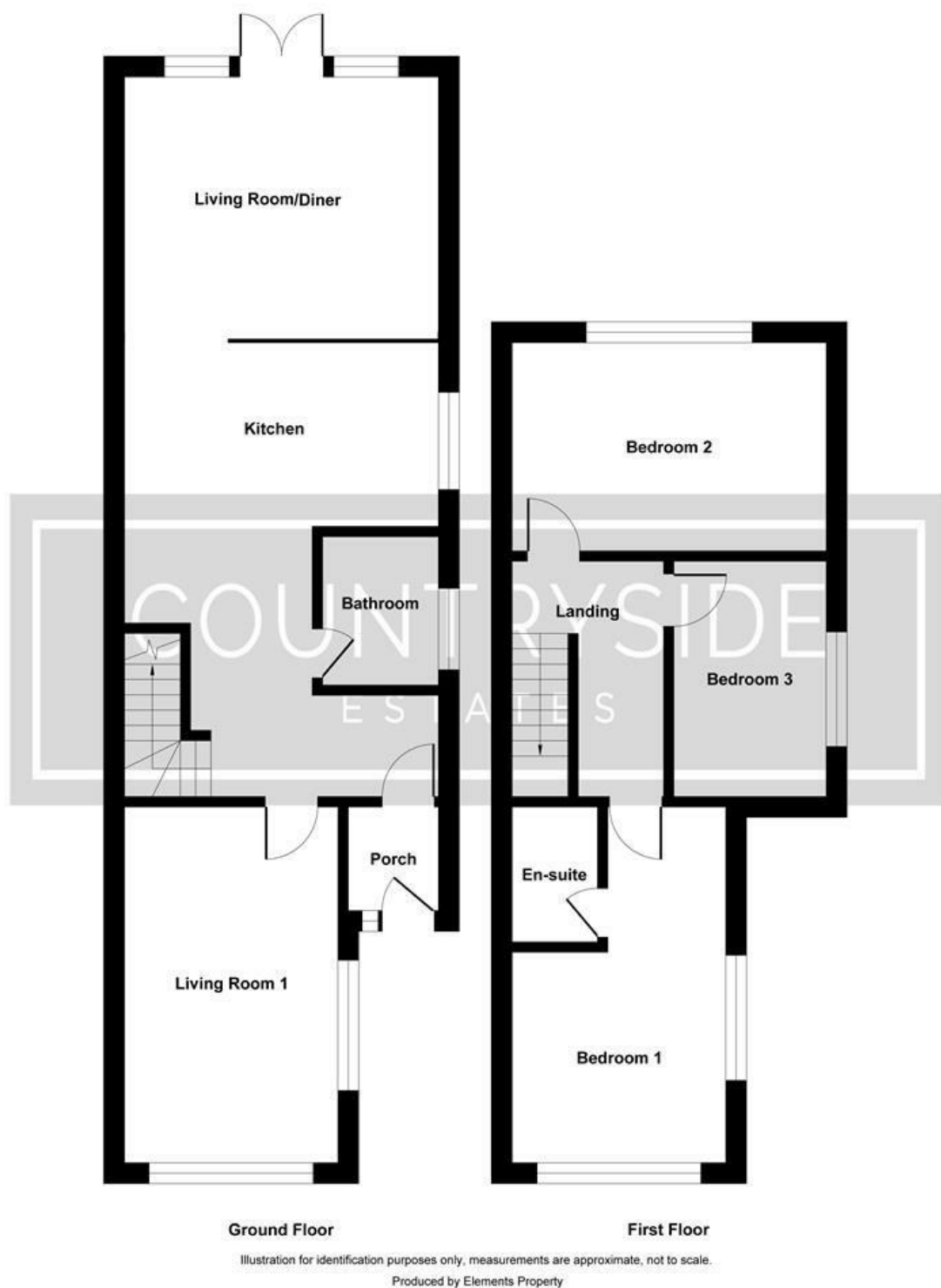
Block paved driveway with ample off street parking for three vehicles, flowerbed and outdoor lighting.

Council Tax  
Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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