



Brown & Brand



Warren Chase
Thundersley, SS7 3DZ

- Charming three bedroom semi detached home
- Sought after tree lined turning
- No onward chain
- Modern kitchen & shower room

£450,000





Property Description

Nestled in a highly desirable tree-lined turning, this beautifully presented charming three-bedroom semi-detached family home offers spacious and versatile accommodation with the added benefit of no onward chain.

The ground floor features an inviting entrance hallway, a generous ground floor double bedroom, a spacious dining room, and a cozy lounge to the front complete with a log burner-perfect for relaxing evenings. The modern fitted kitchen flows seamlessly into a bright conservatory, providing additional living space, while a contemporary three-piece shower room completes the downstairs layout.



Upstairs, the property offers two well-proportioned bedrooms, ideal for family living or working from home.

To the rear, a secluded garden provides a peaceful retreat, complete with an outbuilding and storage sheds-perfect for hobbies, a home office, or extra storage.

Further benefits include a private driveway offering parking for two vehicles.

This lovely home combines character and comfort in a prime location, making it an ideal choice for families, first-time buyers, or those looking to downsize.



ACCOMMODATION COMPRISES

Approached via hardwood door with obscure panelling giving access to:

ENTRANCE HALL

15' 9" x 3' 9" (4.8m x 1.14m) Karndean flooring. Cupboard housing electric metre. Radiator. Smooth plastered ceiling with coving and ceiling rose. Door to:

BEDROOM ONE

10' 5" x 9' 6" (3.18m x 2.9m) Double glazed window to front. Radiator. Fitted carpet. Fitted wardrobes. Smooth plastered ceiling with coving.



DINING ROOM

13' 5" x 13' 6" (4.09m x 4.11m) Double glazed window to front. Radiator. Wooden flooring. Stairs to first floor with under stairs storage cupboard.

SHOWER ROOM

Modern three-piece suite comprising large vanity sink unit WC. Shower cubicle. Tiled flooring. Heated towel rail. Double glazed window to side. Smooth plastered ceiling.



LOUNGE

13' 5" x 13' 4" (4.09m x 4.06m) Double glazed patio doors giving access to garden. Wooden flooring. Smooth plastered ceiling with coving and ceiling rose. Feature fireplace with log burner.

KITCHEN

13' 4" x 9' 5" (4.06m x 2.87m) Kitchen is fitted with modern white gloss units with quartz worktops over incorporating one and a half sink unit with tap and drainer. Integrated fridge freezer. Cupboard housing boiler. Integrated microwave. Large range master oven with five ring gas hob over an extractor fan above. Karndean flooring. Double glazed window to side. Double glazed window to rear. Double glazed door giving access to:





CONSERVATORY

13' 4" x 7' 7" (4.06m x 2.31m) Windows to both sides and rear. Karndean flooring. Double doors giving access to garden.

FIRST FLOOR ACCOMODATION

LANDING

Double glazed window to front. Fitted carpet. Smooth plastered ceiling. Door to:

BEDROOM 2

18' 5" x 10' 3" (5.61m x 3.12m) Double glazed window to front and rear. Fitted carpet. Storage cupboards . Smooth plastered ceiling.

BEDROOM 3

6' 10" x 7' 9" (2.08m x 2.36m) Double glazed window to rear. Fitted carpet. Storage cupboard .Smooth plastered ceiling.

GARDEN

A beautifully designed rear garden featuring a paved area with steps leading down to a spacious patio and well-maintained lawn. Enhanced privacy is provided by secure fencing. The garden also benefits from a versatile outbuilding with a built-in sauna, additional storage sheds, and gated side access.

PARKING

Parking is provided to the front with parking for two cars.





Energy performance certificate (EPC)

28 Warren Chase BENFLEET SO7 3DZ	Energy rating D	Valid until 18 July 2033
		Certificate number 9886-3028-7203-7247-4200

Property type: Semi-detached house
Total floor area: 87 square metres

Rules on letting this property

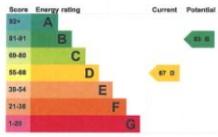
Properties can be let if they have an energy rating from A to E.

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



GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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