



Brown & Brand



Glenmere Park Avenue
Thundersley, SS7 1ST

- Spacious 3 bed house in sought after tree lined turning
- King John School catchment
- Lounge and separate dining room
- Unoverlooked 60ft x 40ft rear garden(unmeasured)

£375,000





Situated in a quiet, tree-lined turning within the sought-after King John School catchment, is this surprisingly spacious and extended three-bedroom semi-detached house, offering excellent family accommodation together with considerable potential for further enlargement. The property features a welcoming entrance hall with stairs rising to the first floor, an attractive lounge with bay window and feature fireplace, and a ground-floor bedroom with French doors opening onto the rear garden. There is also a three-piece, fully tiled bathroom and a fitted kitchen which leads through an archway to a separate dining room.

Two further bedrooms are located on the first floor, providing versatile accommodation for families, guests or home working. Externally, the property enjoys a secluded, west-facing rear garden, measuring approximately 60' x 40' (unmeasured), offering a particularly private outdoor space. To the front, there is ample off-street parking via a long independent driveway leading to a detached garage. The property further benefits from recently installed UPVC double glazing and, perhaps most importantly, offers significant potential for further extension. Planning permission was previously granted for additional first-floor rooms, highlighting the scope available to create an even larger home, subject to any necessary consents.

An excellent opportunity for buyers seeking a spacious home in a desirable location with the potential to add substantial further value.



ACCOMMODATION

accommodation approached via panelled entrance door giving access through to

ENTRANCE HALL

Radiator behind cover. Carpet. Doors to all rooms. Access to Stairs to 1st floor landing with fit carpet and wooden handrail. Built-in coats/storage. Wall mounted thermostat control.

LOUNGE

13' 9" x 11' 9" (4.19m x 3.58m) Carpet. Radiator behind cover. Double glazed bay window to front. Matching window to side. Coved ceiling. The room features central chimney breast with Victorian style fireplace



BEDROOM

12' 6" x 8' 9" (3.81m x 2.67m) Wood effect flooring. Radiator. Coved ceiling. UPVC double glazed French doors with matching side panel giving access to rear.

BATHROOM

Fitted in a white three piece suite comprising panelled bath with plumbed in shower over, WC and wash hand basin inset to vanity unit. Tiled floor and walls. Radiator/towel rail. Obscure double window to rear. Spotlights.



DINING ROOM

12' 9" x 10' (3.89m x 3.05m) Carpet. Radiator. PVC double glazed window to front. Flat Plaster ceiling. Access to under Stair's storage. Open archway to kitchen

KITCHEN

14' 5" x 9' 9" (4.39m x 2.97m) Fitted in a range of kitchen cupboards to both ground and eye level with contrasting laptops over. Inset coloured one and a half bowl single drainer sink unit. Integrated oven and grill with four ring hob with extractor. Space and plumbing for washing machine and dishwasher. Wood effect flooring. PVC double glazed windows and door to rear. Radiator. Tiled splashback.

FIRST FLOOT LANDING

Carpet. Doors to other rooms

BEDROOM 2

11' 5" x 8' 3" (3.48m x 2.51m) Carpet. Radiator. UPVC double glazed windows to rear. Access to storage.

BEDROOM 3

11' 5" x 5' 8" (3.48m x 1.73m) Carpet. Radiator. UPVC double glazed window to front

EXTERNALLY

REAR GARDEN

Enjoys a secluded west facing rear garden, which is approximately 60 feet in depth by 40 feet width (Unmeasured) Privacy fencing. Wooden shed. Raised decking area. External tap.





PARKING

Via long independent driveway to front and side leading to security gates which leads to a detached garage with wooden side-by-side doors.

FRONT GARDEN

laid to lawn with fence and retaining brick wall with shrub borders



Energy performance certificate (EPC)

44, Somers Park Avenue
ROMFLEET
SS7 1ST

Energy rating
E

Valid until: 22 November 2029

Certificate number: 2478-2964-4279-5781-3934

Property type
Semi-detached house

Total floor area
79 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 E. 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.

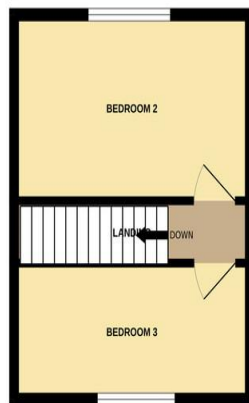
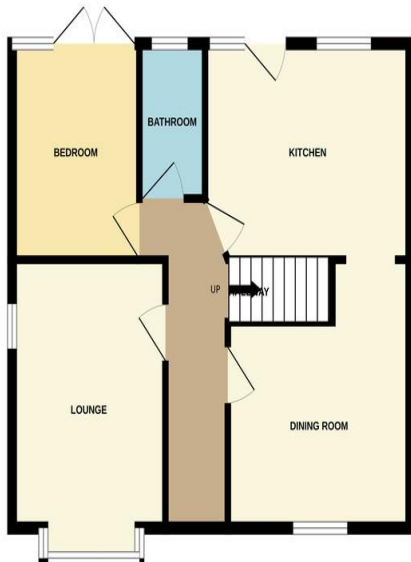
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
85+	A		
81-81	B		
69-69	C		
55-55	D		
39-54	E	51 E	
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix C200