



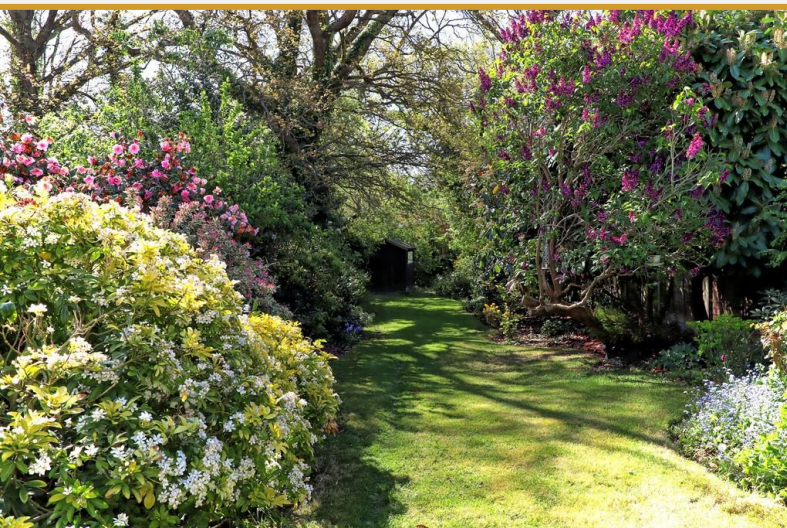
Brown & Brand



Kingston Way
Thundersley, SS7 3AP

- Three Bedroom Semi-Detached House
- Offered With No Onward Chain
- Secluded & Mature Rear Garden Extending To Over 200ft
- Catchment To Kingston Primary School & The King John School

Guide Price £425,000 - £450,000





GUIDE PRICE - £425,000 - £450,000

No Onward Chain

Set within the heart of Thundersley, this Three bedroom semi-detached family home occupies a generous plot and offers an exceptional opportunity for buyers seeking both ample space and a peaceful setting. With convenient access to a number of local amenities. It falls within the catchment area for Kingston Primary School and The King John School, making it an excellent choice for families. Thundersley Village is within a stones throw away as well as being within close proximity to a variety of shops and restaurants, offering plenty of options for dining and shopping. Additionally, a short drive leads to Benfleet Station, where you can catch the C2C line, reaching London Fenchurch Street in under an hour. Easy access to the A13 further enhances connectivity, while the surrounding area boasts many other great local amenities..



The home offers a beautifully proportioned layout, featuring a generous lounge ideal for both relaxing and entertaining, alongside a kitchen/dining area designed to be the true hub of the home and overlooking this stunning, peaceful rear garden. Three well-sized bedrooms provide comfortable accommodation, complemented by a four-piece family bathroom.

A standout feature is the stunning, secluded mature rear garden extending to over 200ft offering a high degree of privacy and a perfect setting for outdoor living, family enjoyment, and future expansion.

To the front, the property benefits from ample off-road parking via a paved driveway, in addition to a detached garage.



APPROACHED VIA

Entrance door featuring inset decorative leaded light double-glazed panels, flanked by opaque glazed side windows providing additional natural light and privacy.

ENTRANCE HALLWAY

Carpeted flooring with inset doormat. The space features a textured ceiling with coving, pendant lighting, and a radiator. Carpeted stairs rise to the first floor, and a decorative leaded light window and glazed door open into the lounge, allowing additional natural light.

LOUNGE

18' 7" x 12' 9" (5.66m x 3.89m) Double glazed window to the front with feature decorative leaded light fanlight windows, carpeted flooring, radiator, and a textured ceiling with coving. The room benefits from pendant lighting and wall lighting to one wall. A feature brick fireplace houses an electric coal-effect fire with a solid wood mantel over, complemented by further wood shelving to the side. A door, with additional side window, provides access through to the kitchen/dining area.

KITCHEN/DINING ROOM

16' 1" x 11' 4" (Narrowing to 8.9") (4.9m x 3.45m)

DINING ROOM

Double glazed patio doors enjoying uninterrupted views over the beautiful rear garden. Carpeted flooring, smooth ceiling with coving, and a pendant light/fan, along with a radiator. Opens through to the kitchen/breakfast bar area.

KITCHEN

The kitchen is fitted with a range of units comprising cupboards and drawer packs at both ground and eye level, complemented by contrasting work surfaces, with a breakfast area to one end. Inset Blanco sink with matching drainer and mixer tap over. Eye-level Neff integrated electric double oven/grill, and four-ring gas hob with extractor hood over. Integrated dishwasher, fridge/freezer, and washing machine.

Carpeted flooring and radiator. Smooth plastered ceiling with coving and inset spotlights. Storage cupboard housing fuse board and electric meter.

Double glazed opaque door with decorative leaded light providing access to the side of the property and onward access to the detached garage. Double glazed window to rear.

LANDING

Large double glazed window to the side, carpeted flooring and loft access. Doors providing access through to.





BEDROOM ONE

14' 6 (Measurements taken inside wardrobe) x 10' 1" (4.42m x 3.07m) Double glazed window to the rear. The room features a textured ceiling with coving, pendant lighting, carpeted flooring, and a radiator. Benefitting from fitted wardrobes to one wall and further fitted cupboards to the opposite wall, providing ample storage.

BEDROOM TWO

13' 3" x 7' 5" (4.04m x 2.26m) Double glazed window to the front. The room features from a textured ceiling with coving, pendant lighting, carpeted flooring, and a radiator. Featuring fitted wardrobes to one wall, along with an additional storage cupboard housing the combination boiler.

BEDROOM THREE

9' x 8' 3" (2.74m x 2.51m) Double glazed window to the front. The room features from a textured ceiling with coving, pendant lighting, carpeted flooring, radiator and storage cupboard.

FAMILY BATHROOM

Fitted with a four-piece suite comprising close-coupled WC, vanity wash hand basin, panelled bath, and a separate shower cubicle. The room is complemented by fully tiled walls, a radiator, and a textured plastered ceiling with coving and inset spotlights. Opaque double glazed window to flank.

EXTERNALLY

REAR GARDEN

This South facing rear garden is a true oasis, commencing with a spacious patio seating area immediately adjacent to the property, with a further patio area positioned further down the garden. The remainder is laid mainly to lawn, with curved borders thoughtfully planted with a variety of established shrubs and trees, creating a mature and well-stocked setting.

Winding pathway lead towards the rear, where the garden takes on a more woodland feel, extending to approximately 200 feet in length. This impressive outdoor space provides an ideal environment for families to enjoy outdoor living, entertaining, and relaxation throughout the summer months.

The garden is enclosed by a combination of privacy fencing and hedging, and also benefits from a garden shed.





FRONT GARDEN/PARKING

The front of the property is fully paved, providing ample off-street parking, complemented by a well-maintained front garden with a brick boundary wall and raised brick planters. A carport to the side of the property is accessible via a long driveway from the front, offering additional parking and leading through to the detached garage.

DETACHED GARAGE

14' 6" x 7' 7" (4.42m x 2.31m) Brick-built detached garage, benefiting from power and an up-and-over door.

Energy performance certificate (EPC)

6 Kingston Way BENFLEET SS7 3AP	Energy rating D	Valid until: 23 April 2036 Certificate number: 6036-3424-2600-0914-1226
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Property type: Semi-detached house
Total floor area: 78 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 C.

[See how to improve this property's energy efficiency.](#)

Score

82+

81-91

69-80

55-68

39-54

21-38

1-20

A

B

C

D

E

F

G

Current

Potential

87 D

75 C

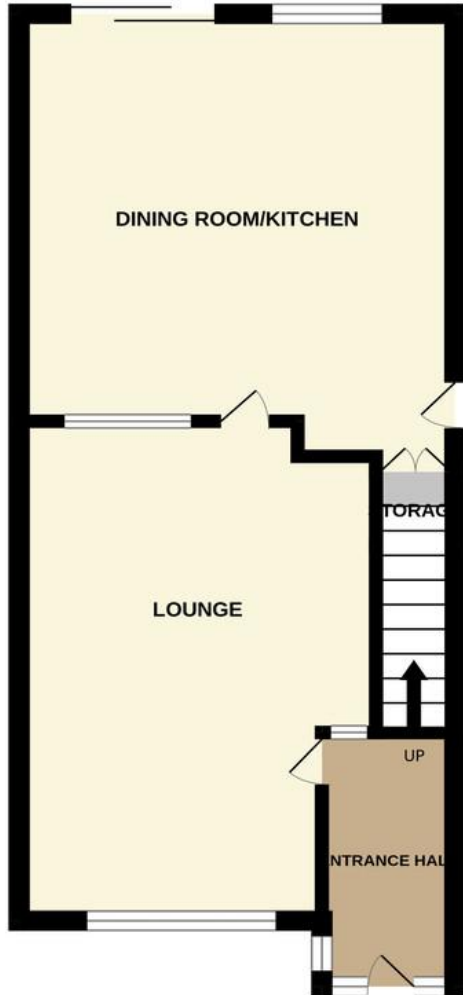
The graph shows this property's current and potential energy rating.

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.

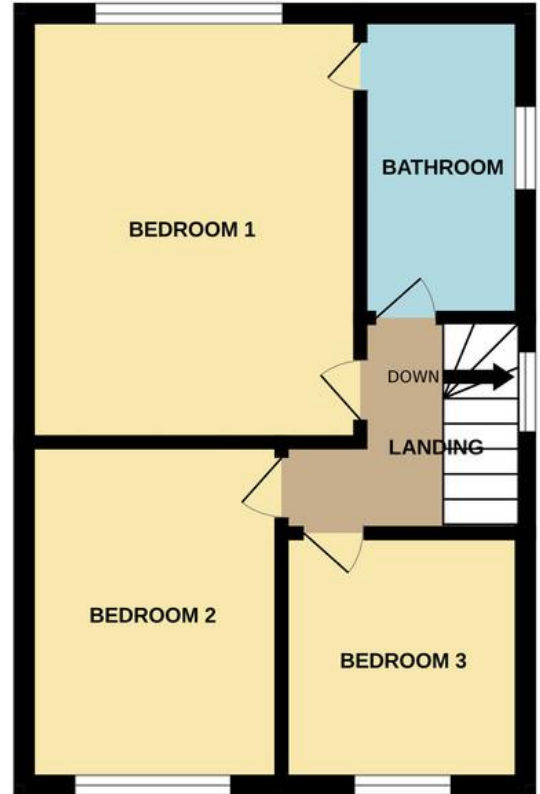
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Material Information
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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.
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