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## The Chase, Benfleet Guide price £425,000

**\*\*GUIDE PRICE 425,000 - 450,000\*\***

Modern spacious three bedroom semi-detached home, ideally located within the sought-after Thundersley area.

This well-presented property offers comfortable and versatile living, perfect for families or those looking for a home ready to move straight into.

The ground floor features a bright and spacious lounge, alongside a modern fitted kitchen designed with practicality in mind. To the rear, a conservatory provides additional living space.

Upstairs, the property boasts three well-proportioned bedrooms along with a contemporary family bathroom.

Externally, the home benefits from a private rear garden with access to a detached garage, offering excellent storage or parking options. The garage has conveniently private access via the rear, adding further practicality. To the front, there is a driveway for multiple vehicles.

Situated in Thundersley, the property is within easy reach of local schools, amenities and transport links, making it a fantastic choice for growing families.

## **PORCH**

## **ENTRANCE HALL**

## **LOUNGE/DINER**

23'4" x 11' ( 7.11m x 3.35m)

## **KITCHEN**

9'11" x 8'11 (3.02m x 2.72m)

## **CONSERVATORY**

19' x 7'4 (5.79m x 2.24m)

## **LANDING**

## **MASTER BEDROOM**

13'10" x 9'4 plus wardrobes (4.22m x 2.84m plus wardrobes)

## **BEDROOM TWO**

10'7" x 8'11 (3.23m x 2.72m)

## **BEDROOM THREE**

7'8" x 7'7" (2.34m x 2.31m)

## **FAMILY BATHROOM**

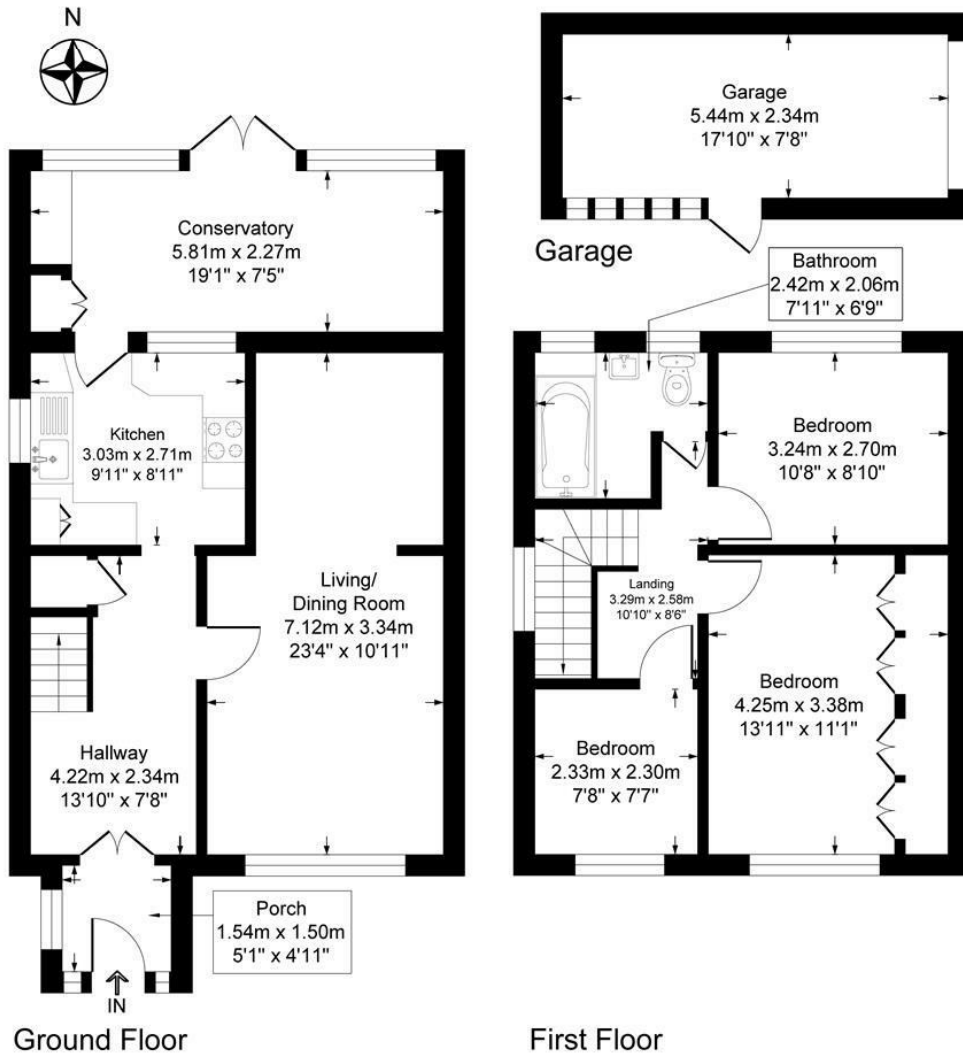
## **REAR GARDEN**

## **DETACHED SINGLE GARAGE**

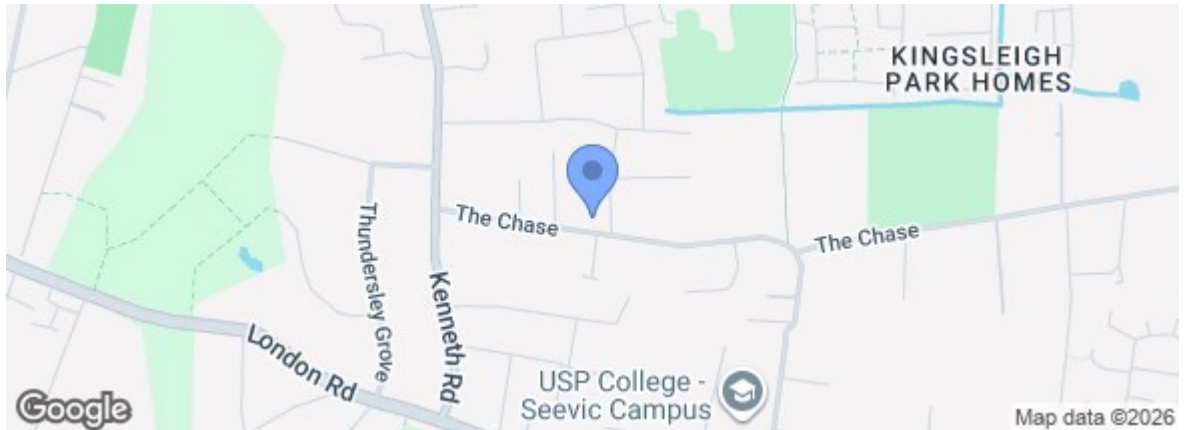
## **DRIVEWAY**

# The Chase

Approximate Gross Internal Floor Area = 100.0 sq m / 1077 sq ft  
 Garage Area = 12.7 sq m / 137 sq ft  
 Total Area = 112.7 sq m / 1214 sq ft



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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