



\* £750,000- £800,000 \* SOUGHT-AFTER GATED DEVELOPMENT \* LARGE LANDSCAPED GARDEN BACKING THE FIELDS \* IMPRESSIVE ACCOMMODATION SPREAD OVER THREE FLOORS \* GARAGE AND PARKING \* 2-YEAR-OLD NEW BUILD STILL UNDER BUILD-WARRANTY \* This stylish and bespoke, two-year-old detached family home, boasts elegant and spacious interiors and a highly sought-after location, nestled away down 'The Chase' in Thundersley, in a gated development. The accommodation is spread across three floors and is comprised of; a welcoming entrance hall with storage and a downstairs w/c, a bright through-lounge, a contemporary kitchen-diner with a luxury finish and bi-folding doors out onto the landscaped rear garden that backs the fields and a utility room. The upper floors offer four double bedrooms, two en-suites and a three-piece family bathroom, as well as enough storage space for a large family home. There is also parking for two and another space in the 1.5-length garage which could be converted into yet more living space if necessary. The location allows for quick access to both the A13 and A127, there are amenities and bus links nearby and a great school catchment on offer, with the prestigious grammar schools of Southend a short drive/bus ride away. For London commuters, both Rayleigh and Benfleet train lines servicing London are also only a short drive away and the home is available to view now!

Tax band: F

- Peaceful gated development
- Exceptionally large floorplan spread over three floors
- Contemporary kitchen-diner
- Four double bedrooms
- 1.5 length garage and driveway for two vehicles
- Large landscaped garden with fields to the rear
- Dual aspect through-lounge
- Utility room and downstairs W/C
- Three bathrooms
- Sought-after location off of 'The Chase' in Thundersley

## The Chase

Benfleet

**£750,000**

Price Guide



# The Chase



## Frontage

Block paved driveway providing parking for two vehicles plus an additional space in the attached garage (options for potential garage conversion), access to garden, front planting borders, overhanging front porch with oak pillars leading to a composite and obscured double glazed front door.

## Entrance Hallway

Access to downstairs W/C, carpeted staircase rising to first floor landing with storage cupboard underneath, spotlighting, coving, skirting, Kardean flooring with underfloor heating.

## Through-Lounge

21'3" x 11'1"

Aluminium double glazed bi-folding doors to rear aspect for garden access, as well as a UPVC double glazed window to front aspect, spotlighting, coving, skirting, carpet with underfloor heating.

## Downstairs W/C

6'6" x 3'7"

W/C with hidden cistern, floating vanity unit with wash basin and chrome mixer tap, partially tiled walls with inset shelving, spotlighting, extractor fan, floor tiling with underfloor heating.

## Kitchen-Diner

21'3" x 10'2"

Aluminium double glazed bi-folding doors to rear aspect for garden access and a UPVC double glazed window to front aspect, access to utility room. Luxury fully fitted, shaker style kitchen units both wall-mounted and base level comprising; granite worktops with inset sink and routed drainer, telescopic chrome mixer tap, five ring burner Bosch induction hob with hidden extractor over, integrated eye-level Bosch oven/grill and microwave oven, integrated fridge/freezer, integrated Bosch dishwasher, pan drawers, integrated wine cooler, spotlighting, coving, skirting and tiled flooring with underfloor heating.

## Utility Room

6'6" x 4'11"

UPVC double glazed window to rear aspect, both wall-mounted and base level luxury fully fitted, shaker style kitchen units comprising; quartz worktops with routed drainer, inset sink with telescopic chrome mixer tap, space for washer/dryer, boiler cupboard (Vaillant), spotlighting, extractor fan, coving, skirting and tiled flooring with underfloor heating.

## First Floor Landing

UPVC double glazed window to front aspect, radiator, further staircase rising to top floor, spotlighting, coving, skirting, carpet.

## Master Bedroom

21'3" x 12'5"

Dual aspect UPVC double glazed windows to front and rear, access to W/C, spotlighting, coving, two radiators, skirting and carpet.

## En-suite to Master

7'6" x 6'6"

Obscured UPVC double glazed window to rear aspect, walk-in double shower with drencher head and secondary shower attachment, chrome towel radiator, W/C with hidden cistern, floating vanity unit with wash basin and chrome mixer tap, fully tiled walls and flooring, spotlighting, extractor fan.

## Second Bedroom

16'4" x 9'10"

UPVC double glazed window to front aspect, access to en-suite, radiator, spotlighting, coving, skirting and carpet.

## En-suite to Second Bedroom

10'2" x 4'7"

Obscured UPVC double glazed window to rear aspect, double shower cubicle with drencher head and secondary shower attachment, floating vanity unit with wash basin and chrome mixer tap, chrome towel radiator, tiled walls with inset shelving, W/C with hidden cistern, extractor fan, spotlighting and tiled flooring.

## Second Floor Landing

Two large double door storage cupboards, access to bathroom, spotlighting, radiator, skirting and carpet.

## Third Bedroom

13'5" x 10'2"

UPVC double glazed window to front aspect, radiator, spotlighting, skirting and carpet.

## Fourth Bedroom

13'5" x 8'10"

UPVC double glazed window to front aspect, radiator, spotlighting, skirting and carpet.

## Three-Piece Family Bathroom

7'6" x 6'6"

UPVC double glazed Velux window to front aspect, tiled bathtub with shower over, floating vanity unit with wash basin and chrome mixer tap, W/C with hidden cistern, chrome towel radiator, spotlighting, extractor fan, fully tiled walls and flooring.

## Rear Garden

Accessed via two sets of bi-folding doors from both reception rooms, as well as side access back to front of property and a storage area to one side with space for a shed. Access to rear of garage with a large landscaped patio and the rest of the garden is mostly laid to lawn with planting borders, fencing, outside power, outside tap, and fields to the rear of the property for a high level of privacy.

## Garage

1.5 length garage with electric front door and a UPVC double glazed rear door for garden access, power and lighting.

## Agents Notes

Downstairs underfloor heating is controlled via three separate areas; lounge, hallway and w/c, kitchen-diner and utility.

Worldwide mobile app for control of alarm system and heating system.

All windows are 'reversible' windows for easy cleaning.

Internet connection and raised/hidden TV points to each room.

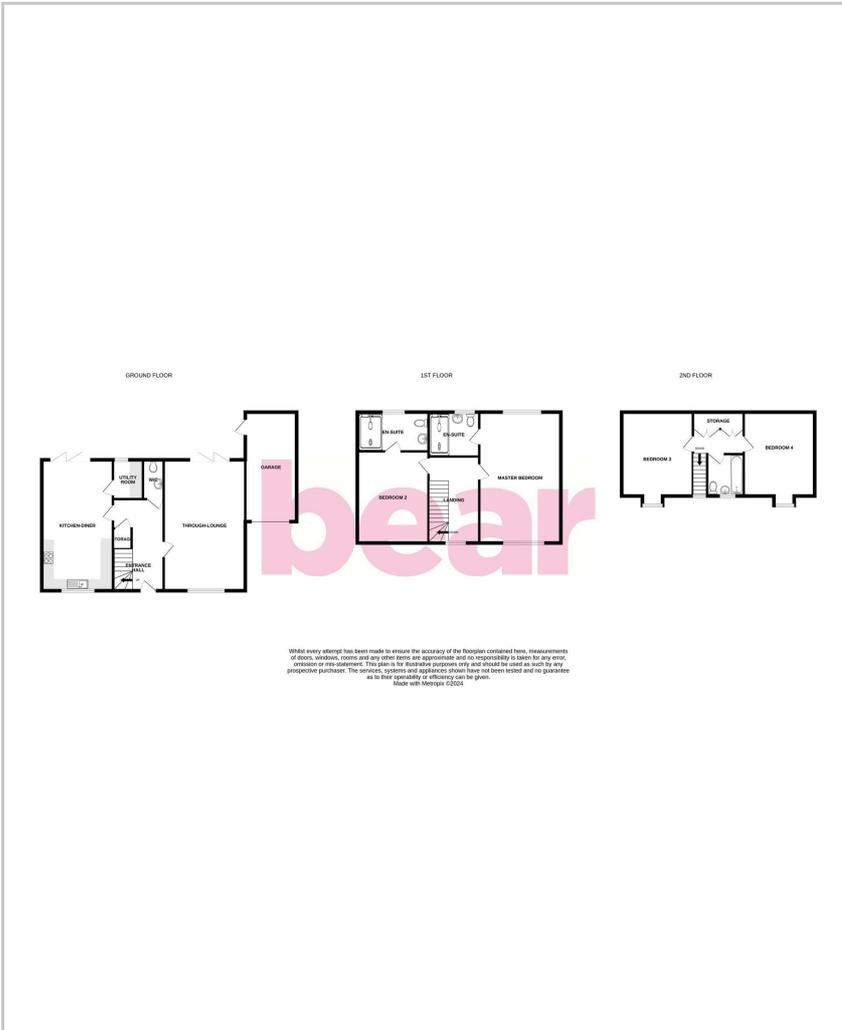
The data-cabling throughout the house is Cat-5 and BT Fibre optic communications.

Sky and tv points in living room, bedrooms and kitchen.

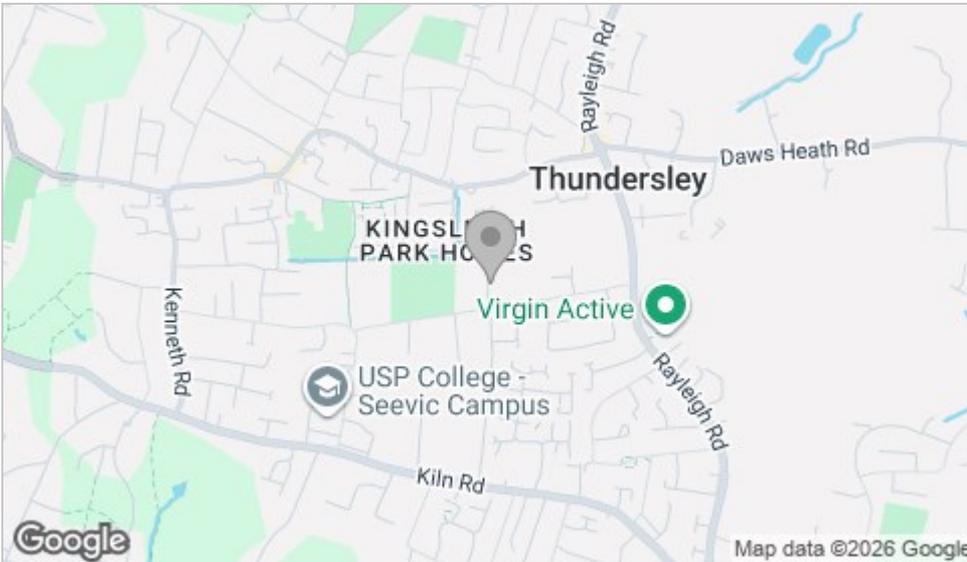
Chrome switches and plug sockets throughout.



# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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