



Brown & Brand



Meadow Close
Thundersley, SS7 3RJ

- Extended Three/Four -Bedroom Semi-Detached House
- No Onward Chain
- Ground Floor Bedroom/Annexe
- Generously Sized Bedrooms

Guide Price £475,000 - £500,000





GUIDE PRICE - £475,000 - £500,000

Brown & Brand are delighted to present this extended and deceptively spacious four-bedroom semi-detached family home, offered with NO ONWARD CHAIN and ideally situated within a quiet yet highly convenient cul-de-sac in Thundersley.

This versatile property offers generous living accommodation throughout, featuring two substantial reception rooms and a fully fitted kitchen. The ground floor also benefits from a shower room and a fourth bedroom, alongside an adjoining utility/small kitchen area - making it ideal for those seeking annexe potential or multi-generational living.

To the first floor are two well-proportioned bedrooms, small office/study area and a three-piece family bathroom. A spacious landing leads to the second floor, where you will find an impressive main bedroom complete with an en-suite shower room.

Externally, the property enjoys a pleasant rear garden, garage, additional storage space, and ample off-street parking to the front.

Conveniently located close to major road links, local shops, and supermarkets, the home is also within walking distance of Thundersley Common. Excellent local schooling is nearby, including catchment for Thundersley Primary School.

Early viewing is highly recommended to fully appreciate the size, flexibility, and potential this fantastic family home has to offer.



ENTRANCE PORCH

Approached via a double-glazed entrance door featuring decorative leadlight glass panels, with further opaque double-glazed windows to both sides and the flank. The room benefits from wooden flooring and a textured ceiling with pendant lighting and a decorative ceiling beam. A wooden internal door provides access through to the entrance hallway.

ENTRANCE HALLWAY

Welcoming entrance hallway with fitted carpet, radiator, and a textured ceiling with coving and pendant lighting. Carpeted stairs rise to the first floor. Useful understairs storage cupboard, along with an additional walk-in storage cupboard housing the boiler and featuring an opaque double-glazed window to the side.

The hallway continues round to provide access to a further radiator and wall lighting, leading to an additional fourth bedroom or potential annexe area, together with a ground floor shower room and utility/kitchen area.

LOUNGE

26' 2" x 12' 1" (7.98m x 3.68m) Double-glazed bay window to the front. Fitted carpet and radiators. Textured ceiling with decorative coving, complemented by attractive half-moon windows to the side providing additional natural light. Decorative fireplace with mantel over and inset coal-effect electric fire, creating an attractive focal point. Wooden Georgian-style double doors provide access through to the adjoining room.

DINING ROOM

10' 6" x 9' 9" (3.2m x 2.97m) Double-glazed floor-to-ceiling bay window overlooking the rear garden. Wooden flooring, radiator, and a textured ceiling with decorative ceiling beams and pendant lighting.

KITCHEN/BREAKFAST ROOM

17' 9" x 7' 8" (5.41m x 2.34m) The kitchen is fitted with a comprehensive range of units incorporating cupboards and drawer packs at both base and eye level, complemented by contrasting work surfaces and a breakfast/dining area to one end. Inset one-and-a-half bowl sink with matching drainer and mixer tap over. Integrated eye-level Neff electric double oven/grill and four-ring Neff gas hob. Further integrated appliances include a dishwasher and fridge. Tiled splashbacks, wooden flooring, and painted wooden wall cladding with plate rack. Textured ceiling with pendant lighting. Double-glazed window and half double-glazed door providing access to the rear garden.





UTILITY ROOM

8' 4" x 4' 9" (2.54m x 1.45m) Fitted with cupboards at both base and eye level, complemented by contrasting work surfaces to one wall incorporating an inset stainless steel sink with taps over. Radiator and tiled flooring. Space and plumbing for washing machine, along with space for a fridge/freezer. Double-glazed door with adjoining double-glazed window to the side providing access to the rear garden.

GROUND FLOOR SHOWER ROOM

The shower room is fitted with a three-piece suite comprising a self-contained shower cubicle with glass screen and electric shower, hand wash basin inset into a marble vanity unit with mixer tap over, and WC. The room further benefits from fully tiled walls, wooden flooring, radiator, and a double-glazed obscure window.

BEDROOM FOUR/STUDY

11' 6" x 7' 7" (3.51m x 2.31m) Double-glazed window to the rear. Fitted carpet, radiator, and textured ceiling with coving and pendant lighting.

LANDING

Double-glazed window to the side elevation, fitted carpet, and textured ceiling with coving. Storage cupboards and carpeted stairs rising to the second floor. Doors providing access to.



BEDROOM TWO

14' 6" x 10' 9" (4.42m x 3.28m) Double-glazed window to the front with decorative fanlight windows. Fitted carpet, radiator, and textured ceiling with coving and pendant lighting. Dado rail. Mirrored built-in wardrobes.



BEDROOM THREE

11' 6" x 10' 1" (3.51m x 3.07m) Double-glazed window to the rear. Fitted carpet, radiator, and textured ceiling with coving and pendant lighting. Mirrored built-in wardrobes. Cupboard housing water tank.

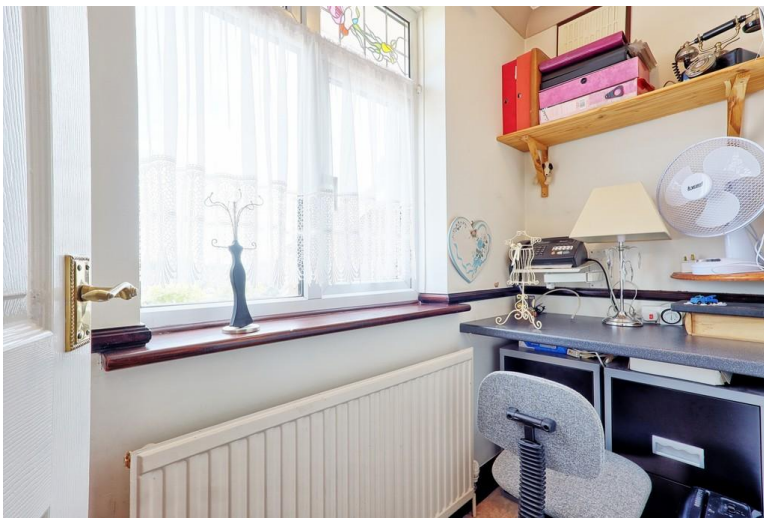
FAMILY BATHROOM

Fitted with a three-piece suite comprising WC, vanity wash hand basin, and panelled bath with mixer taps over. The room is complemented by fully tiled walls and flooring, radiator, and a textured plastered ceiling with central lighting. Opaque double-glazed window to the rear.

OFFICE/STUDY

7' 4" x 3' 6" (2.24m x 1.07m) Double-glazed window to the front with decorative fanlight windows. Radiator and fitted carpet. Textured ceiling with coving and dado rail. Fitted desk to one end.





SECOND FLOOR

LANDING

Landing area providing additional walk-in storage. Velux window providing additional natural light, textured ceiling, and radiator. Door providing access to the adjoining room.

BEDROOM ONE

16' 7" x 9' 4" (5.05m x 2.84m) Velux window to the front and double-glazed window to the rear. Fitted carpet and radiator. Eaves storage to both front and rear. Fitted wardrobes providing ample storage. Textured ceiling with decorative coving and pendant lighting with additional wall lights. Mirrored door providing access through to.



EN SUITE

Three-piece suite comprising a panelled corner bath, marble vanity sink unit with mixer taps over, and WC. Fitted carpet, radiator, and textured ceiling with decorative coving and pendant lighting. Wall-mounted boiler.

EXTERNALLY

REAR GARDEN

To the immediate fore is a paved pathway leading to steps rising to a raised lawned area, enclosed by privacy fencing and bordered by mature hedging and shrubs, creating an easily maintained garden.



To the side, further steps lead to a large paved seating area with a part-tiled roof, providing an ideal space for outdoor seating and entertaining. There is also a further storage shed, with rear access to the garage and additional access to the front of the property, along with further storage areas. There is also power and outside lighting.

FRONT GARDEN/PARKING

Mainly laid to lawn, edged with mature shrub and flower borders. Block-paved driveway providing ample off-street parking.

GARAGE

17' 2" x 8' 2" (5.23m x 2.49m) Up and over door with power and strip lighting.



GROUND FLOOR



1ST FLOOR



2ND 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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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

9 Meadow Close BENFLEET SS7 3RU	Energy rating D	Valid until 21 May 2038
		Certificate number 2191-3062-4205-8396-4204

Property type: Semi-detached house
Total floor area: 149 square metres

Rules on letting this property

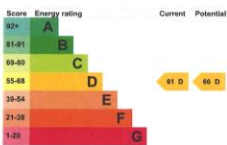
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2191-3062-4205-8396-4204?unitno=9>

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