



\* NO ONWARD CHAIN \* £400,000 - £425,000 \* Nestled in the tranquil and green cul-de-sac of Lodge Close, Benfleet, this charming three-bedroom semi-detached house presents an excellent opportunity for families and investors alike. Set on a substantial plot, the property offers significant potential for extension to the side and/or rear, subject to planning permission, allowing you to tailor the space to your needs. Upon entering, you are greeted by an inviting hallway leading to an open-plan lounge diner, perfect for both relaxation and entertaining. The layout is designed to maximise light and space, creating a warm and welcoming atmosphere. The property features one well-appointed bathroom and three comfortable bedrooms, making it ideal for family living. The exterior of the home boasts a driveway accommodating two vehicles, along with a front garden that offers further potential for additional parking. This is a rare find in a location that is both peaceful and conveniently situated. Families will appreciate the proximity to highly regarded schools, including Kingston Primary and King John Secondary Schools, both within walking distance. Local shops and bus routes are also nearby, ensuring that daily amenities are easily accessible. For those commuting, Benfleet Station is just a short drive away, providing excellent transport links to surrounding areas. Although needing modernisation, the property presents an exciting opportunity to create a home tailored to your own style and needs. With its generous plot and potential for expansion, it is surely not to be missed.

- Three bedroom semi-detached house on a large plot
- Open plan jewel aspect lounge-diner
- Driveway for two vehicles with potential to create more parking
- Sought after location within quiet cul-de-sac
- No onwards chain
- Huge potential for side and rear extensions S.T.P
- Three good sized bedrooms
- Potential to also built and attached or detached garage S.T.P
- Kingston Primary School and The King John School catchment area
- Keys held for immediate viewing

## Lodge Close

Thundersley

**£400,000**

Price Guide



# Lodge Close



## Frontage

Large attractive front garden area with a driveway for two vehicles, side access to the rear garden, access to:

## Entrance Hallway

13'5" x 6'3"

Double glazed entrance door to the side with adjacent double glazed windows, obscured double glazed window to the front, carpeted stairs to the first floor with understairs storage, radiator, door to:

## Lounge-Diner

23'0" x 11'4" > 8'8"

Double glazed windows to the front and rear overlooking the garden, gas fire, carpet, opening to:

## Kitchen

9'1" x 8'7"

Smooth ceiling with a pendant light, double glazed window and door to the rear giving access to the garden. Kitchen comprising of wall and base level units with a roll edge laminate worktop, space for a cooker with a four ring electric hob, space for a dishwasher, space for a fridge freezer, space for a washing machine, 1.5 steel sink and drainer with a chrome mixer tap, tiled splashbacks, breakfast bar, tiled flooring, wooden door giving access back to the hallway.

## First Floor Landing

Smooth ceiling with a pendant light, double glazed windows to the side, loft hatch, carpet.

## Bedroom One

13'6" x 10'0"

Coved ceiling, double glazed window to the front, carpet

## Bedroom Two

11'0" x 9'4"

Smooth ceiling, double glazed windows to the rear overlooking the garden, airing cupboard housing the water tank, carpet.

## Bedroom Three

10'9" x 7'2"

Double glazed windows to the front, carpet.

## Bathroom

6'1" x 5'4"

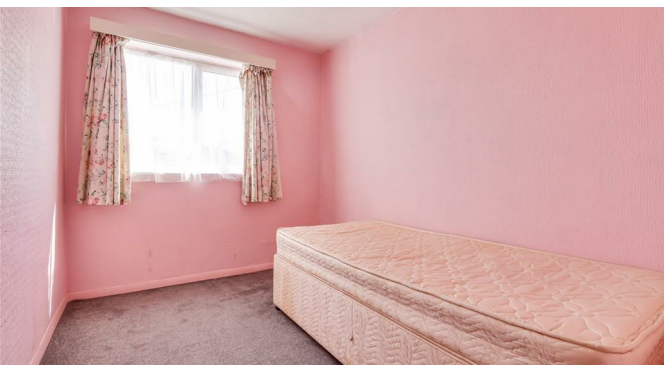
Obscured double glazed window to the rear, paneled bath with shower attachment, low-level WC, pedestal wash basin, part tiled walls, lino flooring.

## Enormous Rear Garden

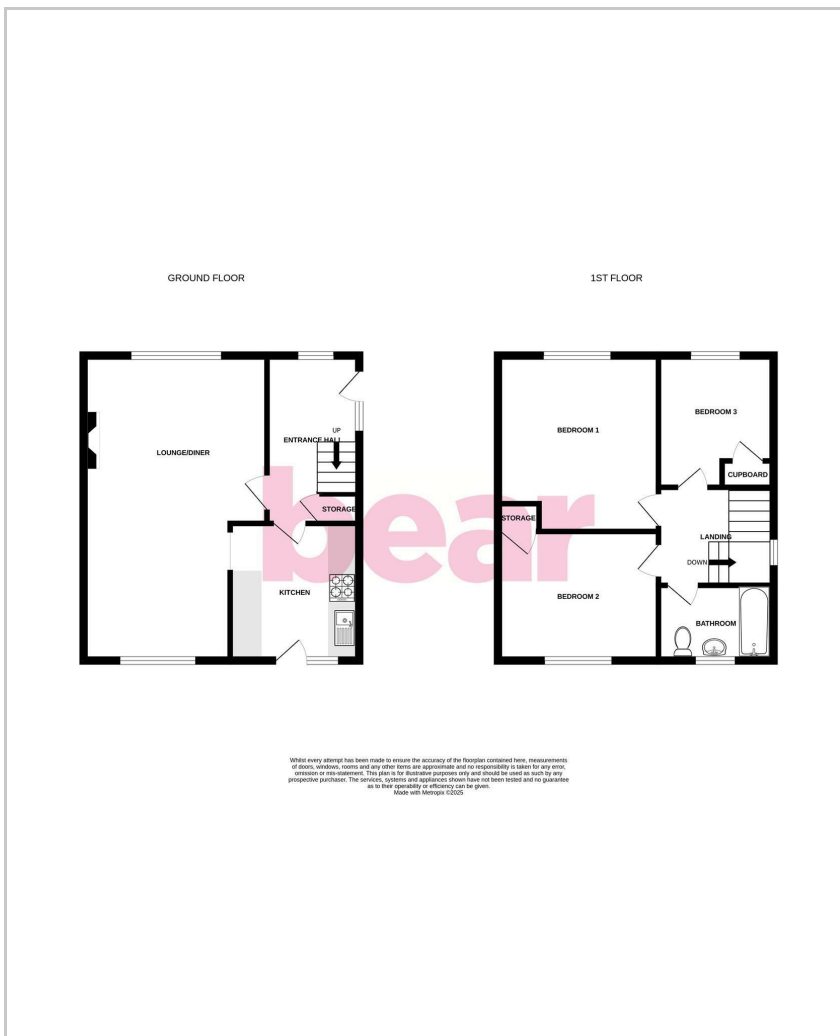
Commences with a patio with the remainder laid to lawn, established tree and shrub borders, outside tap, summerhouse and a garden shed.

## Agents Notes:

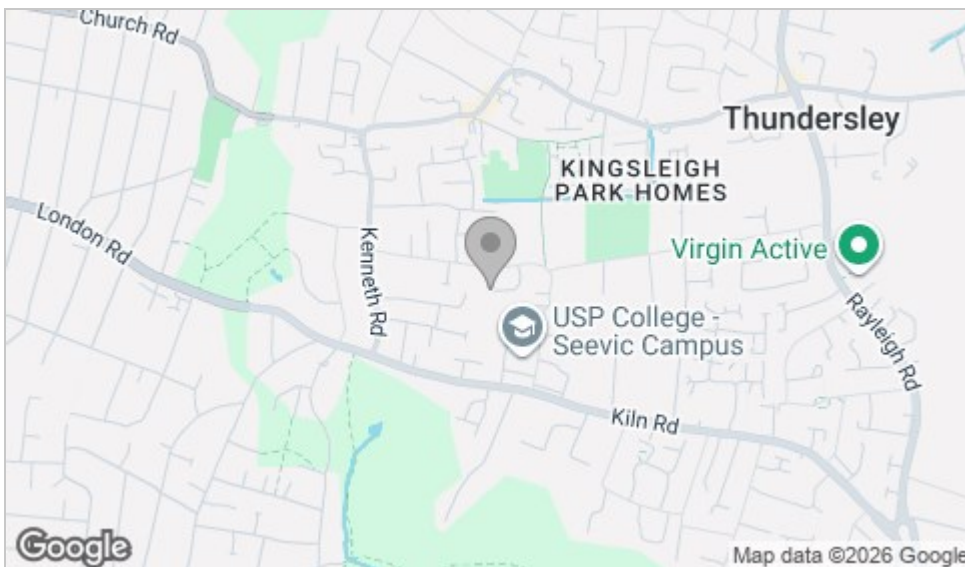
Council tax band: C



# Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

