

COUNTRYSIDE

ESTATES



104 Thundersley Park Road, Benfleet, Essex, SS7 1ES

£525,000 Freehold

OFFERED WITH NO ONWARD CHAIN BACKING ONTO BOYCE HILL PRIVATE GOLF CLUB, THIS THREE BEDROOM DETACHED HOUSE OF IMPRESSIVE INDIVIDUAL DESIGN BUILT IN 2021.

Finished to an exceptional high standard with luxury fully fitted kitchen with integrated appliances, a luxury fully tiled bathroom and Landscaped gardens to rear and side. Excellent golf course views are enjoyed from both the ground and first floor. In addition a spacious outbuilding ideal for use of a home office or gym. Located within walking distance of the station, shops and Benfleet primary school. Internal viewing of this unique property is highly recommended.

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Accommodation

Composite security door, leading to:

Entrance Porch

Brampton chase luxury Oak vinyl flooring with underfloor heating, smooth plastered ceiling, security system control unit, door leading to:

Living/Dining Area 25'7 max x 17'6 red 10'3 (7.80m max x 5.33m red 3.12m)



Upvc double glazed windows to both front and rear aspects with views across Boyce Hill Golf course, Bi-folding doors opening to side garden, Brampton chase luxury Oak vinyl flooring with underfloor heating, smooth plastered ceiling with inset spotlights, TV and power points, UPVC glazed door with side window leading to rear courtyard patio area.



Kitchen Area 10'7 x 7'6 (3.23m x 2.29m)



Upvc double glazed window to front aspect, Brampton chase luxury Oak vinyl flooring with underfloor heating, smooth plastered ceiling with inset spotlights, modern fitted kitchen by KUBE of Leigh-on-Sea with integrated appliances and composite stone worktops with matching splashbacks. Power points. Open plan to lounge.



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Cloakroom/W.C



Upvc double glazed obscure window to side aspect, smooth plastered ceiling, half tiled walls, Brampton chase luxury Oak vinyl flooring with underfloor heating, vanity unit with inset wash hand basin with mixer tap and cupboard under, close coupled w.c. with push button control storage cupboard, wall mounted mirror with sensed lighting.

Landing

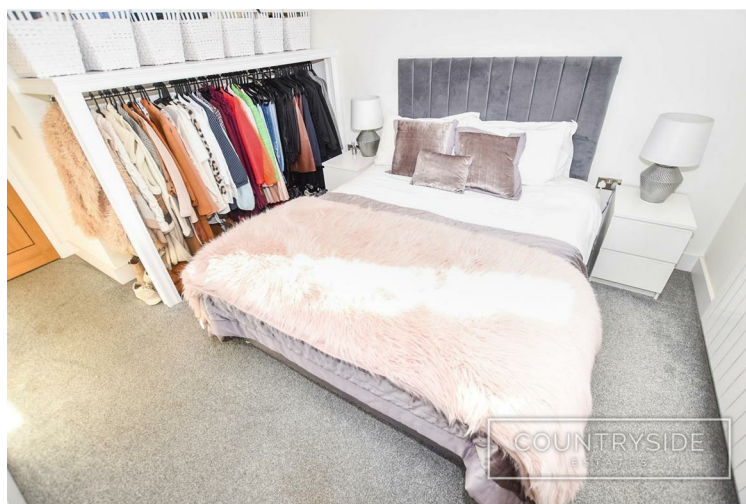


Upvc double glazed window to rear aspect with views across Boyce Hill Golf course, carpet, glass balustrade with oak hand rail, airing cupboard. Doors leading to:

Bedroom One 11'10 x 10'3 (3.61m x 3.12m)



Upvc double glazed windows to both front and side aspect, carpet, smooth plastered ceiling, radiator, TV and power points.



Bedroom Two 12'3 x 7'7 (3.73m x 2.31m)



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

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Bedroom Three 10'2 max x 6'8 (3.10m max x 2.03m)



Upvc double glazed window to rear aspect with views across Boyce Hill Golf course, carpet, smooth plastered ceiling, radiator, TV and power points.

Family Shower Room 8'4 x 5'1 (2.54m x 1.55m)

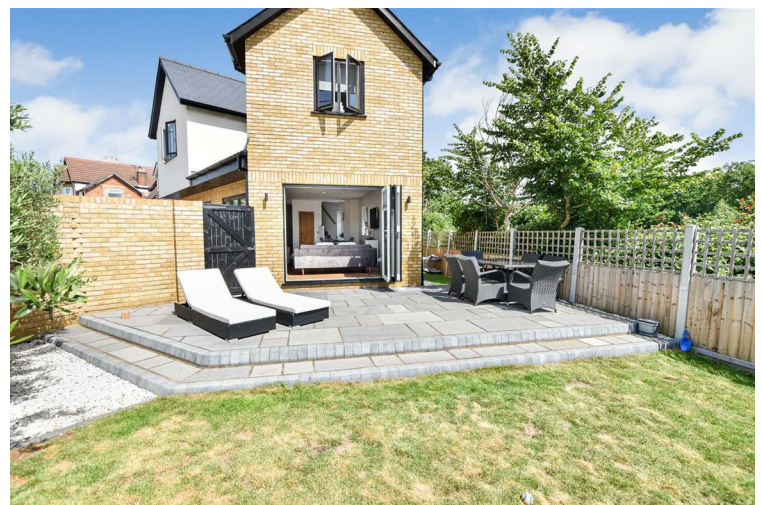


Upvc double glazed obscure window to side aspect, Karndean flooring with underfloor heating, fully tiled walls, white suite comprising of shower bath with rain head shower and hand held shower, glazed shower screen. Wall mounted white gloss vanity unit with inset wash basin and drawers below, close coupled dual flush w.c. Chrome heated towel rail, wall mounted mirrored medicine cabinet with sensor lighting.

Side Garden



Landscaped side garden, commencing with an attractive full width patio with matching step leading down to lawn area, gravelled planted area with olive trees, brick boundary wall to front, with two side entrances, external lighting.

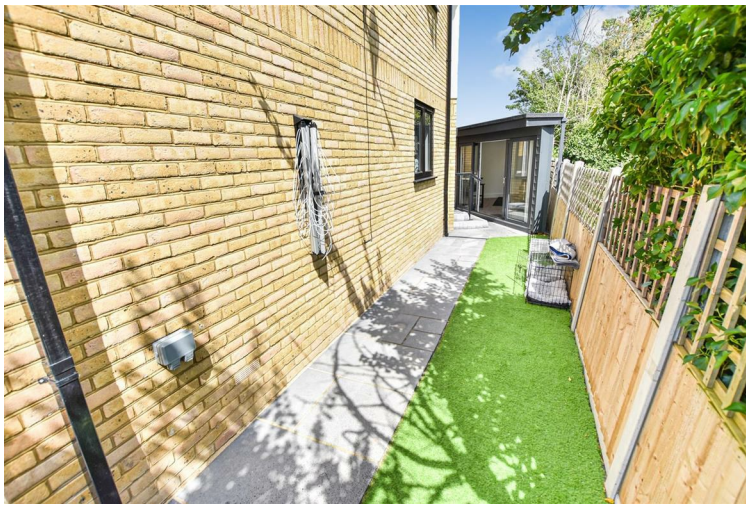


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Outbuilding 21'2 x 12'0 max (6.45m x 3.66m max)



Rear Garden



A lovely paved sun trap patio with low level fencing enjoying superb views over the golf course, astroturf area, water tap, external power & lighting, open access to side garden and side entrance gate.

IDEAL HOME OFFICE/GYM - Upvc double sliding doors with glazed side panels opening to rear garden, laminate wood flooring, smooth plastered ceiling with inset spotlights, power points.



Front Garden



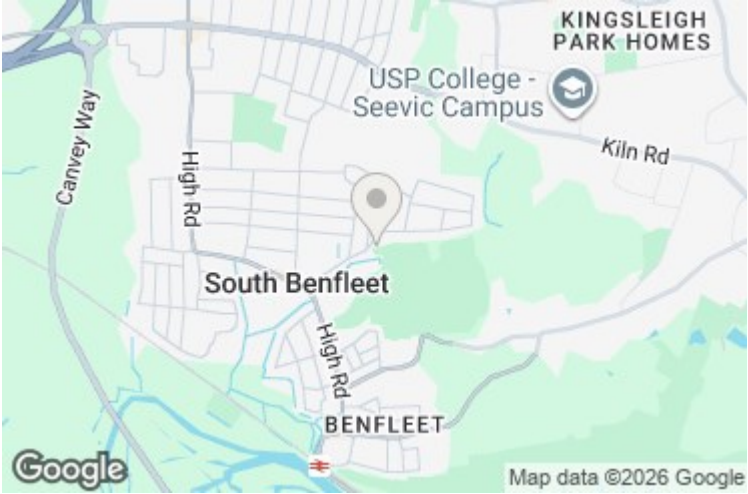
Low maintenance block paved drive way providing ample off street parking.

Council Tax
BAND D - Castle Point Borough Council

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	99
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



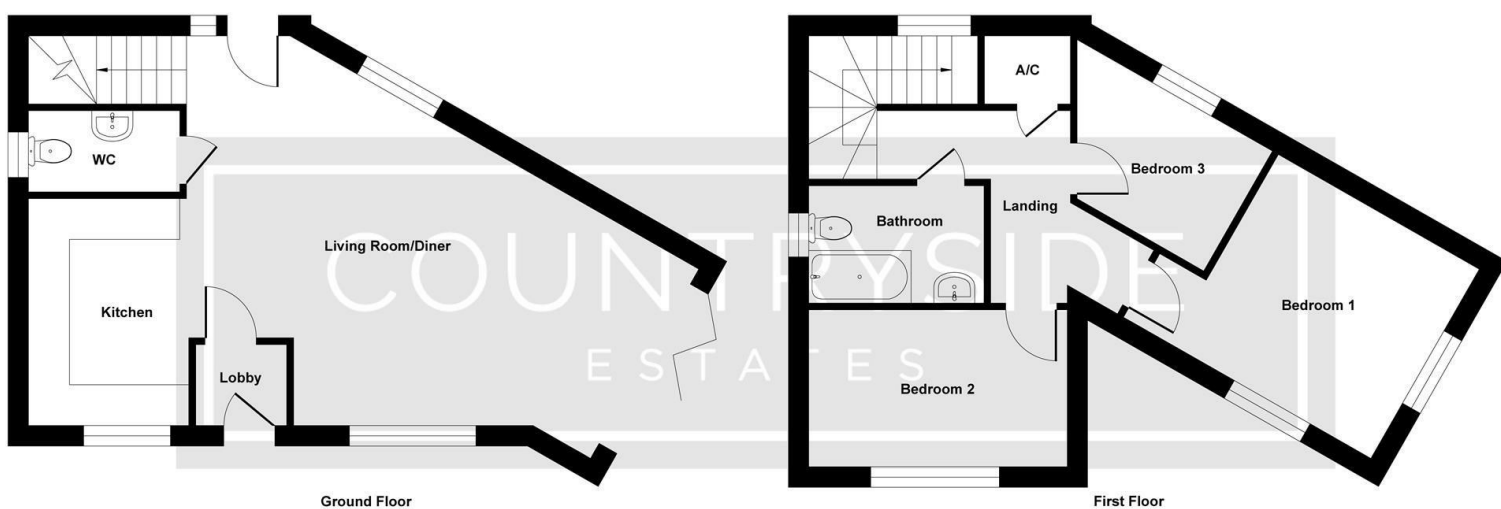


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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