

# COUNTRYSIDE

## ESTATES



**77 Thundersley Park Road, Benfleet, SS7 1EG**

**£395,000 Freehold**

NO ONWARD CHAIN, Semi - detached two double bedroom bungalow offering good size accommodation which includes a large lounge leading to 11 x 11 Conservatory, fitted kitchen and modern shower room/wc.

Externally there is a long independent block paved driveway leading to a 9 x 18 detached garage and low maintenance attractive rear garden.



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### Accommodation

#### Entrance Hall



Laminate wood flooring, coved smooth plastered ceiling, storage cupboard, radiator with decorative cover, access to loft via hatch with pull down ladder.

#### Lounge/Diner 18'8 x 12'0 (5.69m x 3.66m)



Upvc double glazed door and side panel windows leading through to conservatory, laminate wood flooring, coved smooth plastered ceiling, feature limestone fire surround with inset gas fire, two radiator with decorative covers, TV and power points.



#### Conservatory 11'5 x 11 (3.48m x 3.35m)



Upvc double glazed windows and French doors leading out to rear garden, laminate wood flooring, power points.

#### Kitchen/Breakfast Room 11 x 9 (3.35m x 2.74m)



UPVC window and door to rear, light oak style fitted base and wall cupboards, Bosch ceramic hob and electric oven, integrated fridge and freezer, single drainer stainless steel sink with mixer tap and cupboards under, wall mounted potterton gas boiler, plumbed for washing machine.





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### Bedroom One 12'4 x 12'0 (3.76m x 3.66m)



Upvc double glazed window to front aspect, laminate wood flooring, coved smooth plastered ceiling, radiator, TV and power points.



### Shower Room



Two upvc double glazed obscure windows to side aspect, vinyl flooring, smooth plastered ceiling, fully tiled walls, pedestal hand wash basin with dual chrome taps, shower cubicle with glass sliding doors, close coupled W.C, bidet, wall mounted chrome heated towel rail.

### Bedroom Two 11 x 10'10 (3.35m x 3.30m)



Upvc double glazed window to front aspect, laminate wood flooring, coved smooth plastered ceiling, radiator, TV and power points.





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Rear Garden 34' x 33' max (10.36m x 10.06m max)



A lovely low maintenance garden with attractive crazy paved patio and astroturf, fencing to boundaries, side access.



Garage 18'2 x 9 (5.54m x 2.74m)  
Up and over door, light and power, side door.

Front Garden



Large block paved driveway providing ample parking facilities.

Council Tax  
BAND C - Castle Point Borough Council

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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