



COUNTRYSIDE ESTATES

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295 Thundersley Park Road, Benfleet, Essex, SS7 1AH

Guide Price £699,995 Freehold

A beautifully presented and exceptionally large and versatile double fronted detached chalet-bungalow having been extensively re-furbished in 2016 to a very high standard throughout. Located in this delightful semi-rural style setting the property enjoys a lovely 67 x 90 Landscaped and secluded garden with large SUMMER HOUSE
The property offers excellent family accommodation which must be viewed to be fully appreciated.

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Entrance Hall 27'8 x 5'6 (8.43m x 1.68m)



Composite security door with full height side panels. Wood laminate flooring. Radiator. Three power points. Walk in cloaks cupboard with lighting. White turned spindle staircase.

Lounge 16 x 11 (4.88m x 3.35m)



Bay window to front. Radiator. Power points.

Sitting Room 16 x 12'2 (4.88m x 3.71m)



Access via kitchen, Bi- Fold doors with inset blinds. Window to front. Underfloor heating. Two wall light points.



Kitchen/Diner/Family Room 26 x 12'2 (7.92m x 3.71m)



Bi- Fold doors with inset blinds and window to rear. Underfloor heating. Neff integrated appliances comprising of two ovens, grill, microwave induction hob with extractor hood above, Range of Anthracite grey base and wall cupboards and drawer units. Quartz work tops, Central island unit / Breakfast bar, wine cooler and cupboards beneath, and pull out spice units. Inset 1.5 Sink unit with In Sinkerator hot tap. Built in double bin.



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Bedroom Three 13'5 x 12 (4.09m x 3.66m)



Bay window to front,radiator.

Bathroom En- Suite

Jack and Jill room,Shower bath with overhead and hand held shower and shower screen,pedestal wash hand basin,close coupled wc with push button control,fully tiled walls and tiled floor,extractor fan,chrome towel radiator,window to flank.

Bedroom Four 13'4 x 9'4 (4.06m x 2.84m)

Window to flank,radiator,Infra Red Two person sauna, access to jack and Jill bathroom.

Landing



Window to front,two power points.



Utility Room 11'9 x 7'2 (3.58m x 2.18m)

Door to side and door to workroom ,plumbed for washing machine and space for tumble drier,single drainer sink unit with mixer tap and cupboard under.

Work Room 14'5 x 9'6 inc 11'2 (4.39m x 2.90m inc 3.40m)



French doors to rear, radiator,gas wall mounted boiler, (Originally part of garage)

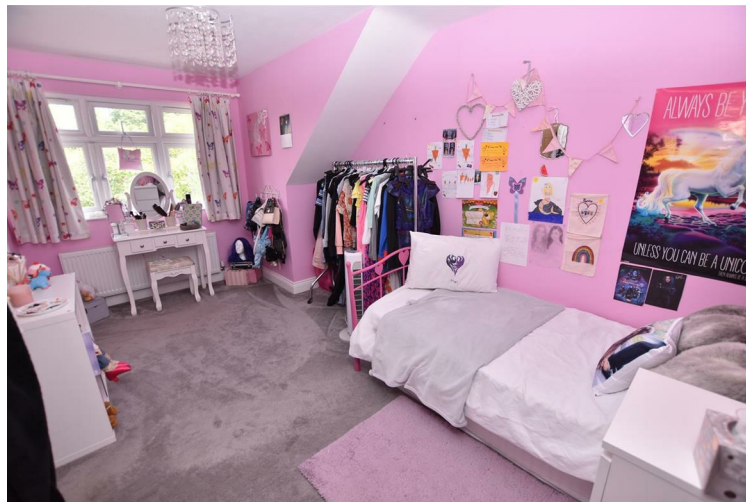
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Bedroom One 15 x 11'2 (4.57m x 3.40m)



Window to rear,radiator,eaves cupboard.

Bedroom Two 15'3 x 9 (4.65m x 2.74m)



Window to rear,eaves cupboard,radiator.

Dressing Room 8'4 x 5 (2.54m x 1.52m)



Window to front,hanging and shelving and lighting.

En-Suite Shower Room

White suite comprising of fully tiled shower cubicle with overhead and hand held shower attachment,pedestal wash hand basin with mixer tap,close coupled wc with push button control,extractor fan,window to rear. Fully tiled walls and tiled floor.

Garden 67 x 90 (20.42m x 27.43m)



A beautifully landscaped secluded garden, commencing with an extensive cobbled effect patio extending to the side of house, large well maintained lawn area with superb 6ft deep max pond with waterfall and stream, established shrubs and trees, Hot tub to remain,power,lighting and water tap.

En- Suite 7'4 x 7 (2.24m x 2.13m)



Window to rear,Large full width shower with glass screen,overhead and hand held shower attachment,Vanity wash hand basin,close coupled wc,extractor fan,chrome towel radiator, fully tiled walls and tiled floor. Shaver point.

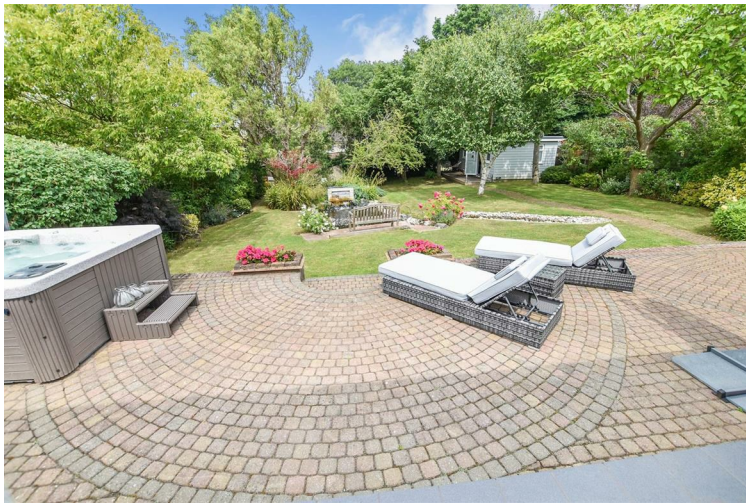


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Summer House 21'7 x 11 (6.58m x 3.35m)



Bi-Fold doors and two windows with inset blinds, two electric heaters, wood laminate flooring, Kitchen area with sink unit and cupboards and breakfast bar, integrated fridge. Sep WC with concealed cistern wc corner wash hand basin. Window chrome towel radiator. Decked area to front of cabin with lighting and power supply.



Garage 14'5 x 7'8 (4.39m x 2.34m)




Suitable for storage only, however easy to re-convert by removing stud-work wall from work room.


Front Garden

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Wide in and out driveway providing ample parking facilities.

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		
	70	82
	EU Directive 2002/91/EC 	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	63	78
	EU Directive 2002/91/EC 	
England & Wales		





TOTAL APPROX. FLOOR AREA 2265 SQ.FT. (210.4 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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