



**280 Thundersley Park Road, Benfleet, Essex, SS7 1AH**

**£1,100,000 Freehold**



**COUNTRYSIDE  
ESTATES**

- Unique Five bedroom detached house
- Tranquil location, yet close to amenities and transport links
- Upper and lower balcony
- High pressure water system to all baths and showers
- Smart central vacuum system throughout the house
- Approx. one and a half acre plot with south facing garden and uninterrupted views across woodland towards Kent.
- 250' frontage with large driveway with extensive parking
- Heat recovery and ventilation system
- Solid ash doors, staircase, architraves and skirting boards
- No onward chain



## 280 Thundersley Park Road, Benfleet, Essex, SS7 1AH

A five bedroom detached house which has been designed to take advantage of uninterrupted views across woodland towards Kent, and has been very well planned to create a lovely family home. Situated on a quiet road on a plot of approximately one and a half acres, yet within easy access of amenities and transport links. Offering excellent views from the upper balcony, lounge and kitchen-diner, which must be viewed to be fully appreciated. The property and grounds really are unique and early viewing is advised to avoid disappointment.



### **Entrance Hall**

Wooden door and side panels, half glazed with obscure glass. Vaulted ceiling with two velex windows, Travertine tiled floor. Ash wood staircase with 7 steps up to the living accommodation and 5 steps down to the bedrooms and utility room. Radiator. Door to cloakroom/w.c.

### **Cloakroom/w.c.**

Travertine tiled floor, dual flush close coupled w.c, Glass bowl wash hand basin with chrome pedestal. Window to side. Bi-fold door to entrance hall.

### **Upper Landing**

15'4 x 10'2 (4.67m x 3.10m)

Full height and width window to rear overlooking balcony and garden. with far reaching views across woodland toward Kent. Feature pendant light. Three wall lights, Double openings to either side to kitchen/diner and lounge. Door to second reception room. Access to loft (which vendor advises has a pull down loft ladder and light)

### **Lounge**

18'9 x 16'6 (5.72m x 5.03m)

Triple aspect room with windows to front and side, and bi-fold doors to rear which open onto the upper balcony. Feature inset fireplace with gas wood burner style fire with granite hearth. 4 wall lights. Coved and skimmed ceiling. Double opening to landing.

### **Upper Balcony**

65' x 9' (19.81m x 2.74m)

Running the full width of the house with an Italian tiled patio, and wrought iron balustrades with brick piers. 4 external wall lights, plus external power point. Lovely views of the garden and beyond. Access to both the kitchen and the lounge.

### **2nd Reception Room**

15'7 x 12'2 (4.75m x 3.71m)

Treble aspect room with windows to either side and front, Radiator. Coved and skimmed finish ceiling.

### **Kitchen/Diner**

15'8 x 15'3 (4.78m x 4.65m)

Double aspect room with window to side, and patio doors to rear opening onto the balcony. Fitted with a range of wall and base units in solid Maple, with under cupboard and above cupboard lighting. Corian work surfaces with two under-mounted sinks. Tiled splash back to work surfaces. Two Miele ovens/grills. Inset 5 burner hob with stainless steel canopy above incorporating an extractor fan. Integrated dishwasher. Central island with granite worktop, incorporating pan drawers, cupboards and wine rack. Space and plumbing for an American style fridge/freezer. Amtico flooring. Coved and skimmed ceiling with recessed downlights.

### **Lower Hallway**

12' x 10'1 increasing to 15'5 (3.66m x 3.07m increasing to 4.70m)

Travertine tiled floor. Under stairs storage cupboard. Cloakroom cupboard with light. 3 wall lights. Half height double doors leading to basement storage area. Coved and skimmed ceiling with recessed downlights. Doors leading to:

### **Utility Room**

15'2 x 6'6 (4.62m x 1.98m)

Fitted with a range of base and wall units, incorporating large full height double door storage cupboard which provides space and plumbing for washing machine and tumble dryer, with shelving above. Under cupboard lighting. Further built in cupboard housing Smart in-house vacuum system. Coved and skimmed ceiling with recessed downlights. Window and half glazed door to side giving access to garden.

### **Main Bedroom**

16'3 x 15'6 (4.95m x 4.72m)

Light and spacious room with patio doors to rear leading onto lower balcony. Built in double wardrobe/cupboard with obscured glass doors. Coved and skimmed ceiling. Access to :

### **En- Suite Shower/Bathroom**

11'7 x 7' (3.53m x 2.13m)

White suite comprising Jacuzzi bath, self-contained shower cubicle, twin wash hand basins set in a large vanity unit with slate worktop, with mirrors and wall lights above, and tiled splashback. Close coupled w/c, bidet, Shaver point. Window to front. Coved and skimmed ceiling with recessed downlights.

### **Bedroom Two**

14'4 x 11'9 (4.37m x 3.58m)

Patio doors to rear leading onto lower balcony. Coved and skimmed ceiling. Doors leading to:



### **En-Suite Shower Room**

Suite comprising high gloss fitted cupboards to one wall with mirror, shelving and concealed cistern for dual flush w/c. Wall mounted oval wash hand basin with wall mounted tap. Large shower cubicle with glazed sliding doors. Shaver point. Half tiled walls, tiled floor with under floor heating. Chrome heated towel rail. Window to side. Coved and skimmed ceiling with recessed downlights.

### **Bedroom Three**

15'7 x 12'2 (4.75m x 3.71m)

Double aspect room with windows to front and side. Coved and skimmed ceiling.

### **Bedroom Four**

12'2 x 11'7 (3.71m x 3.53m)

Window to front. Coved and skimmed ceiling

### **Bedroom Five**

12'2 x 11' (3.71m x 3.35m)

At present being used as an office. Mirrored wardrobes to one wall with central vanity unit with round bowl and mixer tap, with mirror and light above. Window to rear. Coved and skimmed ceiling.

### **Family Bathroom/Shower Room**

15'3 x 6'6 (4.65m x 1.98m)

White suite comprising Jacuzzi bath with hand held shower, fully tiled shower cubicle with glazed side panel and door, pedestal wash hand basin with mirror and light above, close coupled w/c, and bidet. Half tiled walls. Shaver point. Window to side. Coved and skimmed ceiling.

### **Lower Balcony**

Accessed via Bedroom One, Bedroom Two, and the Utility room.

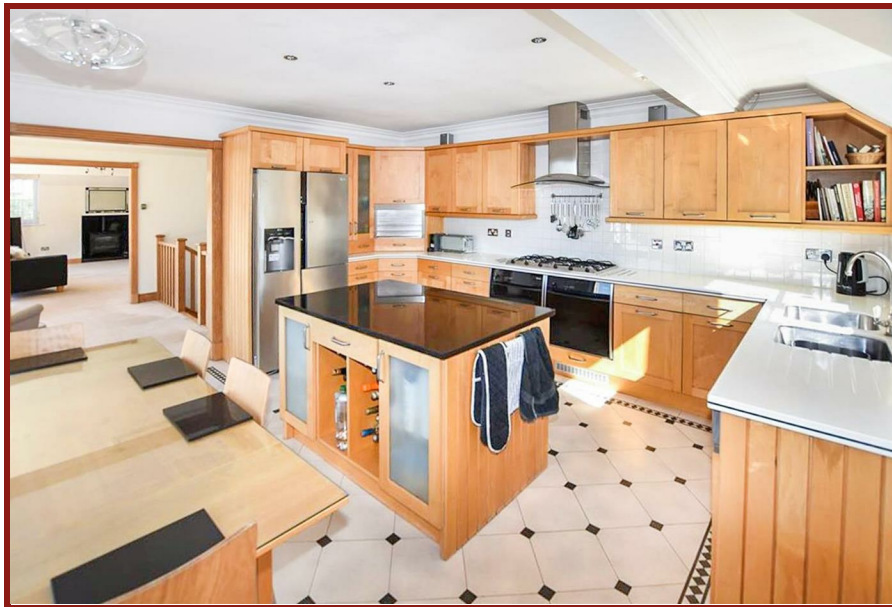
### **Garden**

The property is situated on an extensive plot, with a large flat garden to the left, a vegetable plot to the right, and a sloping area of lawn to the rear. There is a large multi-purpose outbuilding, measuring 20'6 x 30'2 (6.3m x 9.2m) which has the benefit of lighting, power and an external water supply.

### **Front Garden**

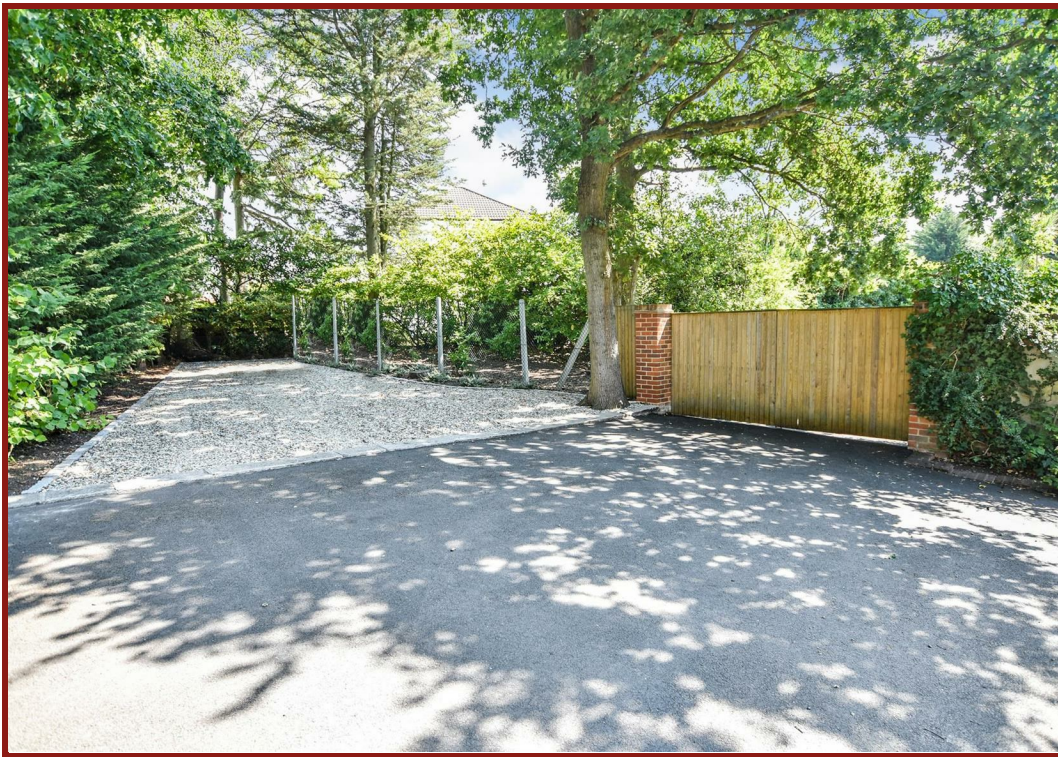
250' width (76.20m width)

A large, sweeping in and out driveway with parking for several vehicles. The rear gardens can be accessed via either two pedestrian gates, or two sets of double gates.

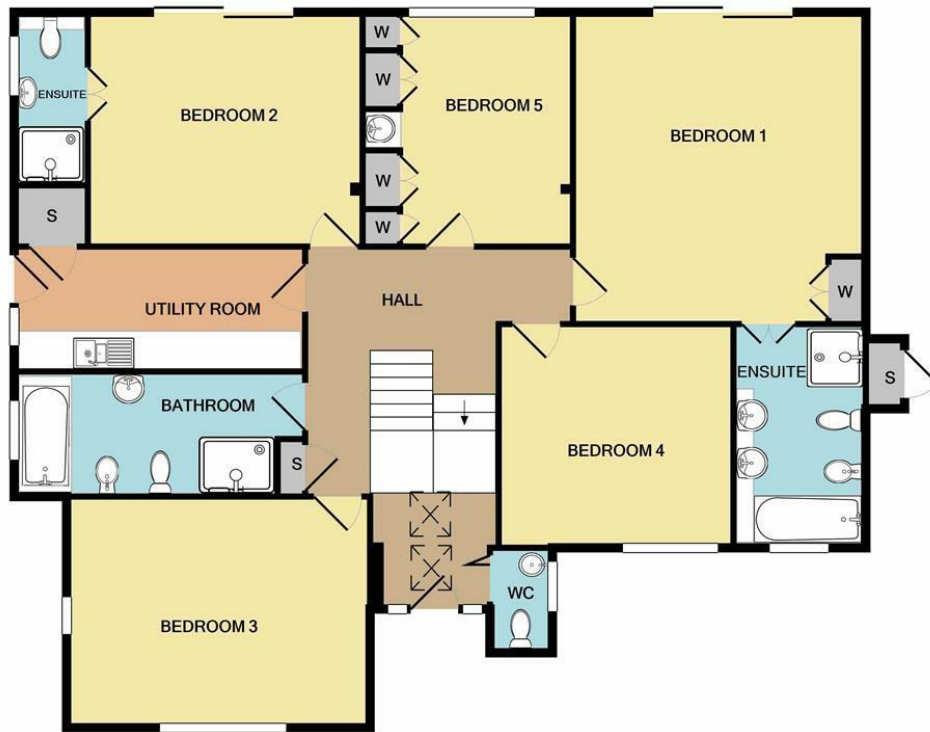




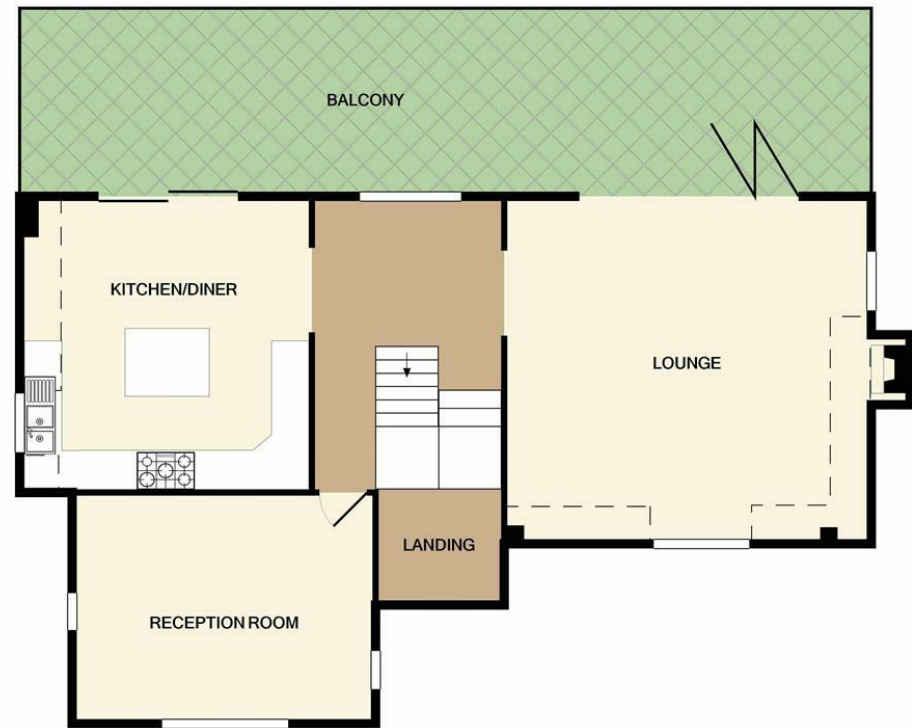








GROUND FLOOR  
APPROX. FLOOR  
AREA 1444 SQ.FT.  
(134.2 SQ.M.)

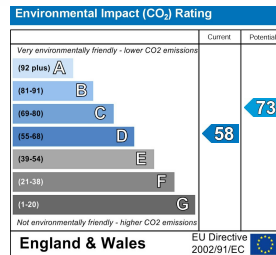
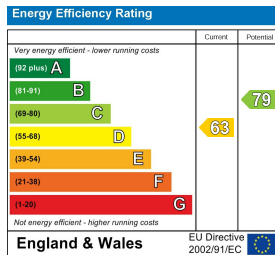


1ST FLOOR  
APPROX. FLOOR  
AREA 985 SQ.FT.  
(91.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2429 SQ.FT. (225.7 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)

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