



Brown & Brand



Princes Avenue

Thundersley, Benfleet, SS7 3AZ

- Four Bedroom Semi-Detached Chalet In Quiet Turning
- No Onward Chain
- Sought After 'Chatsworth Estate'
- Detached Garage & Off Street Parking

£400,000





Property Description

Located in the highly regarded "Chatsworth Estate" within close proximity to Thundersley village school's shops and bus routes and offered with NO ONWARD CHAIN is this spacious Four-bedroom Semi-Detached chalet. The accommodation offers spacious lounge/dining room with double glazed door leading to rear garden, two bedrooms to ground floor, three piece family bathroom. The kitchen/breakfast area being fitted in modern units with appliances and double-glazed door leading out to rear garden. At first floor there are two good sized bedrooms the main bedroom having fitted wardrobes and a separate two-piece cloakroom. The rear garden is attractively laid out with access to garage. Extensive parking is via paved driveway to the side leading to detached garage.





ACCOMMODATION

Approached via covered porch with entrance door leading through to:

ENTRANCE

Double glazed entrance door with opaque glass inserts opening through to:

ENTRANCE HALLWAY

Carpet. Radiator. Textured ceiling with coving. Storage cupboard housing meter and fuse board. Carpeted stairs to first floor. Doors leading through to:



BEDROOM ONE

11' 9" x 9' 9" (3.58m x 2.97m) Double glazed window to front. Carpet. Textured plastered ceiling with coving. Radiator.

BEDROOM TWO

11' 5" x 9' 6" (3.48m x 2.9m) Double glazed window to front. Carpet. Textured plastered ceiling with coving. Radiator. Large storage cupboard.



LOUNGE/DINING ROOM

24' 8" x 10' 7" (7.52m x 3.23m) Large double-glazed window to rear with double glazed door leading out to rear garden. Carpet. Textured ceiling with coving and pendant lights. Radiators. Decorative opaque window to flank.

KITCHEN/BREAKFAST ROOM

20' 1" x 8' 8 (Narrowing to 4.2 ") (6.12m x 2.64m) The kitchen is fitted with modern eye and base level units with work surfaces over incorporating one and a half stainless steel sink unit with mixer tap and drainer. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Space for tumble dryer. Integrated electric cooker with four ring electric hob and extractor fan over. Cushion flooring. Radiator. Cupboard housing brand new combination boiler. Tongue and groove panelled ceiling with spotlights. Double glazed window to flank and rear with double glazed door giving access to rear garden.





GROUND FLOOR SHOWER ROOM

Three-piece suite comprising of hand wash basin inset to vanity unit with mixer taps over. Close coupled W/C. Walk in shower cubicle with shower head over and glass shower screen with tiled surround. Cushion flooring. Fully tiled walls. Textured plastered ceiling with a flush pendant light. Radiator. Mirrored storage cupboard. Extractor fan. Double glazed obscure window to flank.



LANDING

Carpet. Textured ceiling. Radiator. Eaves storage. Doors leading through to:

BEDROOM THREE

13' 4" x 10' 1" (4.06m x 3.07m) Double glazed window to rear. Carpet. Textured plastered ceiling with coving. Radiator. Fitted storage cupboards. Loft access.

BEDROOM FOUR

18' 6" x 9' 5" (5.64m x 2.87m) Double glazed window to flank and rear. Carpet. Textured plastered ceiling with coving. Radiator. Fitted wardrobes and dressing table with additional eaves storage. Door leading through to:

CLOAKROOM

Two piece suite comprising wash hand basin and low flush W/C. Carpet. Half tiled. Textured plastered ceiling with spotlight. Radiator.

EXTERNALLY



DETACHED GARAGE

17' 2" x 8' 2" (5.23m x 2.49m) This is approached via a paved independent driveway and frontage providing off street parking for further vehicles. Electric up and over door. Power.





REAR GARDEN

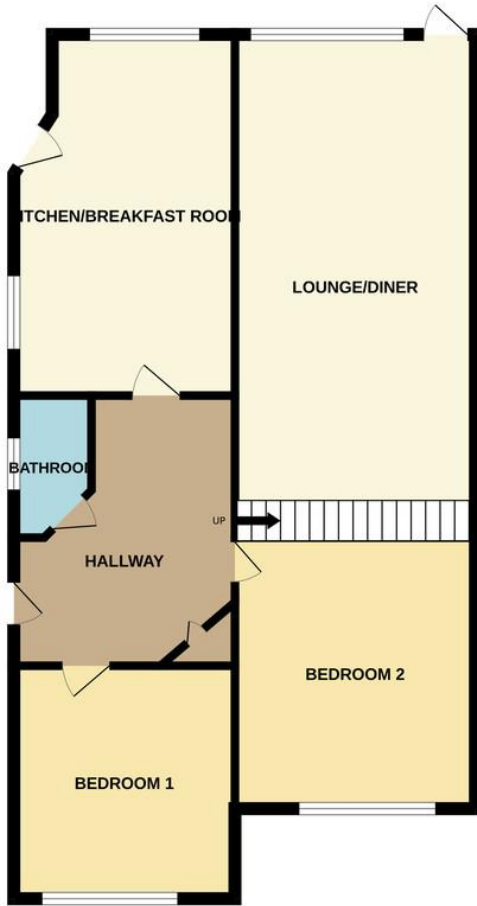
This well-presented rear garden with paved area to immediate fore leading to the rear of the garden with a small lawn area and low maintenance garden filled with shrubs and flower borders. Privacy fencing. Garden shed. Access to garage. Outside tap. Security lighting.

FRONT GARDEN

Paved frontage with raised shrub borders and brick boundary wall. Off street parking for numerous vehicles to the side of the property.



GROUND FLOOR



1ST FLOOR



18/03, 11:02 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | Cymraeg

Energy performance certificate (EPC)

14 Percy Avenue Hadleigh Suffolk	Energy rating D	1962 units	6 January 2025
2017 EPC	Current number	1968 2443 4802 2461 2451	

Property type: Semi-detached house
Total floor area: 113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/guidance/private-rented-property-landlords-energy-efficiency-standards-and-exemptions\)](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/75052433-0322-2401-3953>