



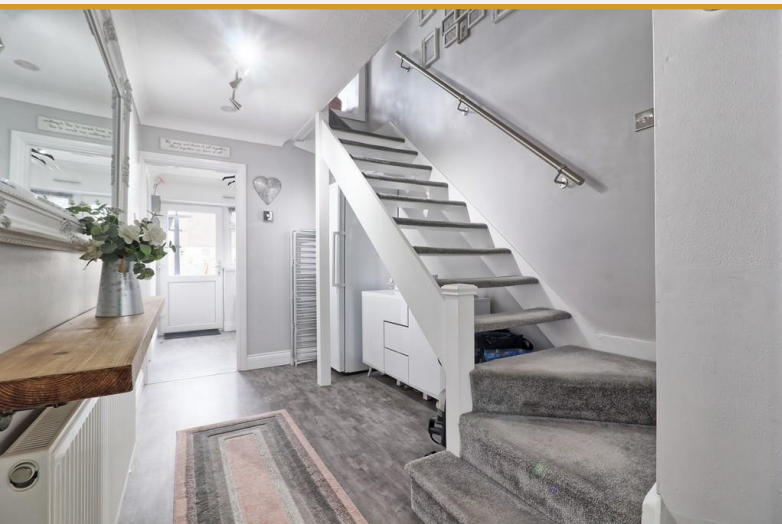
Brown & Brand



Carlton Drive
Thundersley, Benfleet, SS7 3YQ

- Four-bedroom townhouse is perfectly situated for easy access to local shops and bus routes
- Falls within the King John School catchment area.
- Offered in first-class condition throughout
- This property is a must-see for growing families.

£349,995





Property Description

This surprisingly spacious four-bedroom townhouse is perfectly situated for easy access to local shops, bus routes, and falls within the King John School catchment area. Offered in first-class condition throughout, this property is a must-see for growing families. The ground floor features an entrance porch and hall, leading to a well-equipped utility room with direct access to the garden. A modern, fully-tiled cloakroom and a versatile fourth bedroom or study complete this level.

On the first floor, you'll find a spacious lounge with an open archway leading into a beautifully appointed kitchen, perfect for both relaxation and entertaining.

The second floor hosts three generous bedrooms, along with a contemporary three-piece bathroom, including a plumbed-in shower over the bath.

Additional benefits include upgraded central heating, UPVC double glazing, a garage, and parking space, making this home ideal for family living.

With excellent-sized accommodation throughout, we highly recommend arranging an early viewing.





ACCOMODATION

approached via composite panelled door giving access to

ENTRANCE PORCH

Wood effect flooring. Double glazing to front and side. Steps and glazed door giving access to.

ENTRANCE HALL

Wood effect flooring. Radiator. Access to stairs to 1st floor. Wall mounted thermostat control. Open door well to utility room. Panel door giving access to.

CLOAKROOM

Fitted in a modern white two-piece suite comprising WC with concealed system and wall mounted wash hand basin with vanity unit under. Tiled floor and walls. Obscure double-glazed window to front. Designer radiator.

UTILITY ROOM

8' 7" x 7' 3" (2.62m x 2.21m) fitted with a range of cream kitchen units with contrasting roll edge work surfaces over. In set circular bowl sink unit with mixer taps. Space and plumbing for washing machine and tumble dryer. Wood effect flooring. Flat plastered ceiling with coving. Double glazed door and window to rear. Panelled door giving access to.



BEDROOM 4/STUDY

7' 8" x 7' 4" (2.34m x 2.24m) Carpet. Flat plastered ceiling with coving. UPVC double glazed French doors to rear. Wall mounted upgraded boiler serving central heating and hot water systems.



FIRST FLOOR LOUNGE

19' 1" x 15' 1" (5.82m x 4.6m) Wood effect flooring. Radiator. Wood panelling to one wall. Two UPVC double glazed windows to rear. Coved ceiling. staircase with the carpet to 2nd floor. Archway through to

KITCHEN

15' 3" x 7' 9" (4.65m x 2.36m) Fitted in modern white glass cupboards to ground and eyelevel with contrasting roll edge works surfaces over. Inset Single bowl single drainer sink unit. Tiled splashback. Space and plumbing for dishwasher. Space for freestanding fridge freezer. Tall effect flooring. Coded ceiling. Space for freestanding cooker with extracted over. Two Upvc double glazed windows to front.

SECOND FLOOR LANDING

Carpet. Wooden balustrade. Coved to ceiling. Access to loft. Panel doors to other rooms.

BATHROOM

Fitted in a white three-piece suite comprising P shaped bath with plumbed in shower and glass screen, wash hand basin and WC inset to vanity unit. Wood effect flooring. Radiator. Tiled to most walls. Obscure UPVC double glazed window to front. Built-in over stair storage cabinet.





BEDROOM ONE

11' 1" x 8' 9" (3.38m x 2.67m) Carpet. Radiator. UPVC double glazed window to rear. Wood panelling to one wall. Coved ceiling. Built-in double door storage.

BEDROOM TWO

11' 5" x 8' 6" (3.48m x 2.59m) Carpet. Radiator. UPVC double glazed window to front. Coved ceiling. Built-in storage.

BEDROOM THREE

7' 6" x 6' 2" (2.29m x 1.88m) Carpet. Radiator. UPVC double glazed window to rear. coved ceiling.

EXTERNALLY

REAR GARDEN

Laid to lawn with privacy fencing, pathways and patio area. Large wooden garden room with windows and door.

PARKING

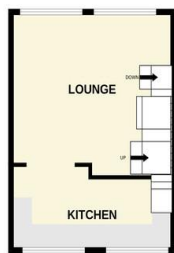
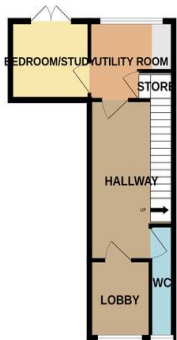
Via integral garage with up and over door approach via tarmac frontage offering parking for two further vehicles. Courtesy lighting.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix. ©2025

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Energy performance certificate (EPC)

4, Carlton Drive BETHLEHEM SS7 2PD	Energy rating D	Valid until 18 May 2031
		Certificate number 8005-1832-9229-2987-4563

Property type: Mid-terrace house
Total floor area: 92 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 exceptions.](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exceptions)

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		
69-80	C		
55-68	D	67 D	83 B
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 50

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/8005-1832-9229-2987-4563>