



Brown & Brand



Newton Park Road  
Thundersley, Benfleet, SS7 3SD

- Spacious and beautifully extended 2 bed semi-detached bungalow is presented in first-class condition
- Quiet cul-de-sac in popular location
- Extended kitchen/diner with appliances
- Modern shower room

**£375,000**





## Property Description

Nestled in a quiet cul-de-sac within the highly desirable Racecourse Estate, this deceptively spacious and beautifully extended 2 bed semi-detached bungalow is presented in first-class condition throughout. The accommodation begins with a welcoming entrance hall that leads to a cozy lounge at the front of the property, complete with a charming fireplace. The bungalow boasts two well-proportioned double bedrooms, with the master featuring built-in wardrobes for added convenience. The fully tiled, three-piece family bathroom is both stylish and practical. At the heart of the home is the extended kitchen/breakfast room, which is thoughtfully designed and well-fitted with integrated appliances, offering the perfect space for cooking and dining. The property further benefits from a secluded west-facing rear garden, ideal for relaxing or entertaining, along with a detached garage and a long independent driveway providing ample off-street parking. Modern conveniences include double glazing and gas central heating, ensuring year-round comfort. With its prime location, excellent presentation, and ample features, this bungalow is a must-see. We highly recommend booking an early viewing to avoid disappointment.





## ACCOMMODATION

accommodation approach via panelled side entrance door giving access through to

## ENTRANCE HALL

Wood effect a flooring. Radiator. Flat plastered ceiling. Access to loft. Doors giving access to all rooms.

## LOUNGE

15' 1" x 11' 9" (4.6m x 3.58m) Wood effect flooring. Radiator. Double glazed lead light window to front. Two matching windows to side. Flat plastered ceiling. Central chimney breast.



## KITCHEN/DINER

20' 4" x 8' 4" (6.2m x 2.54m) fitted in a range of modern light with units offering cupboards and drawer packs to ground and eye level with contrasting roll edge work surfaces over. Inset one and a half bowl single drainer sink unit unit with mixer tap. Integrated oven and grill gas flooring hob and extractor hood. Space for American style fridge freezer. Space and plumbing for dishwasher. Tiled splashback. Wood effect flooring. Flat plastered ceiling with spotlights. Radiator. Double glazed windows to side. Double glazed French doors to rear. Cupboard housing boiler serving central heating and hot water systems.



## SHOWER ROOM

Fitted in a modern white three-piece suite comprising self-contained shower cubicle with glass screen and electric shower, wash and basin inset to vanity unit and close couple WC. Cushion flooring. Tiled walls. Radiator. Double glazed window to rear. Flat plastered ceiling with spotlights.



## BEDROOM

11' 3" x 9' 8" (3.43m x 2.95m) Carpet. Radiator. Double glazed lead light window to front. Built-in wardrobes.

## BEDROOM

13' x 7' 7" (3.96m x 2.31m) carpet. Radiator. Flat plastered ceiling. Double glazed window to rear.



## EXTERNALLY

### REAR GARDEN

Paved patio area with remainder being laid to lawn.  
Privacy fencing to all aspects. Personal door to garage

### PARKING

Via paved long independent driveway leading to an attached brick-built garage with up and over door.

### FRONT GARDEN

Laid to lawn. Courtesy lighting



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 Metaphor 12/2021

### Energy performance certificate (EPC)

8 Neasden Park Road WIMBORNE DT1 SO7 3AD	Energy rating <b>D</b>	Valid until 23 January 2035
		Certificate number 2143-3044-1209-1915-0200

Property type: Semi-detached bungalow  
Total floor area: 67 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

### Energy rating and score

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

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.

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

For properties in England and Wales:

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

