



Brown & Brand



Thundersley Grove

Benfleet, SS7 3EB

- Three Bedroom Semi-Detached Chalet/Bungalow
- Unoverlooked West Facing Rear Garden
- Sought After Road With Excellent Transport Links And Schools Nearby
- Close Proximity To Local Woodland

Offers In Excess Of £400,000





Property Description

BROWN & BRAND are pleased to present this delightful three-bedroom semi-detached chalet/bungalow to the market. Located in a highly sought-after area, this charming home is nestled close to beautiful local woodland, offering peace and privacy.

This chalet/bungalow features three generous bedrooms, lounge overlooking the rear garden with a dining room to the front of the property, ground floor bathroom. The well-proportioned kitchen/breakfast room offers plenty of space for family living.

The property benefits from ample off-street parking and is conveniently situated within easy reach of Seevic College and in the catchment area for King John School. Local amenities are also just a short distance away, making this an ideal home for a range of buyers.

Viewings are highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION COMPRISES

Approached via composite door with decorative double glazed insets giving access to:

ENTRANCE HALLWAY

Tiled flooring. Radiator. Smooth plastered ceiling. Under stairs storage cupboard with power point and lighting. Carpeted stairs to first floor. Doors giving access through to:

BEDROOM THREE/OFFICE

10' x 9' 9" (3.05m x 2.97m) Double glazed window to the front. Carpet. Textured ceiling with coving. Radiator. Power points.



DINING ROOM

9' 9" x 8' 9" (2.97m x 2.67m) Double glazed window to the front. Carpet. Smooth ceiling with coving. Radiator. Power points.

LOUNGE

11' 9" x 9' 9" (3.58m x 2.97m) Double glazed window overlooking rear garden. Carpet. Textured ceiling with coving. Radiator. Wall lights. Power points.



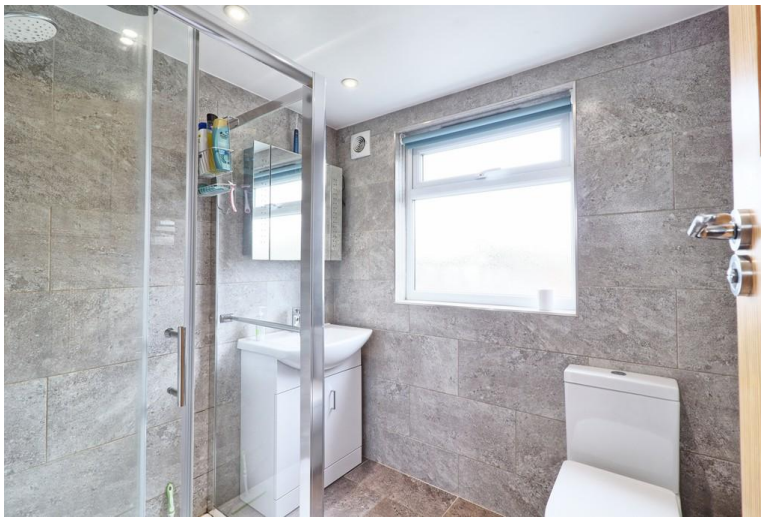
KITCHEN/BREAKFAST ROOM

13' 8" x 10' 1" (4.17m x 3.07m) Fitted in a range of modern units offering cupboards and drawer packs to ground and eye level with contrasting work surfaces over inset with a one a half bowl sink with drainer and mixer tap over, breakfast bar with pendant lighting over. Two integrated eye level electric ovens, one being a combination oven/microwave. Five ring gas hob with extractor hood over. Integrated dishwasher & washing machine. Integrated fridge/freezer. Tiled splashbacks. Smooth plastered ceiling with inset spotlights. Radiator. Tiled flooring with underfloor heating. Double glazed window to rear. Door giving access through to:

UTILITY ROOM

Modern eye level kitchen cupboards with additional storage cupboard. Smooth plastered ceiling. Fuseboard & electric meter. Tiled flooring with underfloor heating. Loft access (housing combination boiler) Door giving access out to the rear garden.





GROUND FLOOR BATHROOM

Fitted in a modern white four-piece suite comprising self-contained shower cubicle with glass screen and electric shower over with handheld attachment, wash hand basin inset to vanity unit with mixer tap over and close couple WC. Modern panelled bath with mixer tap and hand held shower attachment. Tiled flooring with underfloor heating. Half tiled walls. Traditional radiator/towel rail. Illuminated mirrored bathroom cabinet. Opaque double-glazed window to side. Smooth plastered ceiling with inset spotlights. Extractor fan.



FIRST FLOOR ACCOMMODATION

LANDING

Carpet. Velux window to front with fitted blinds. Doors giving access through to:

BEDROOM ONE

14' 4" x 11' 6" (4.37m x 3.51m) Double glazed window to rear with velux window to the front with fitted blinds. Carpet. Smooth ceiling. Radiator. Eaves storage. Power points.

BEDROOM TWO

14' 4" x 11' 6" (4.37m x 3.51m) Double glazed window to rear with velux window to the front with fitted blinds. Carpet. Smooth ceiling. Radiator. Eaves storage. Power points



BATHROOM

Fitted in a modern white three-piece suite comprising self-contained shower cubicle with glass screen with shower over and handheld shower attachment, wash hand basin inset to vanity unit with mixer tap over and close couple WC. Tiled flooring. Fully tiled walls. Ladder style radiator/towel rail. Illuminated mirrored bathroom cabinet. Smooth plastered ceiling with inset spotlights. Extractor fan. Opaque double-glazed window to rear.





EXTERNALLY

REAR GARDEN

The unoverlooked west-facing rear garden offers a private and peaceful outdoor space. A paved area sits immediately at the fore, providing a perfect spot for seating or dining. The garden is mainly laid to lawn, with raised flower and shrub borders adding a splash of colour and interest throughout the year.

Additional features include two garden sheds, one equipped with power, offering useful storage or workshop space. There's also a covered area at the rear of the garden, ideal for entertaining guests or enjoying outdoor living. The garden is enclosed with privacy fencing, and the property benefits from gated side access for added convenience.



FRONT PARKING

Block paved independent driveway providing ample off-street parking.



GROUND FLOOR

1ST 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.
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Energy performance certificate (EPC)

1 Thunders Grove BURNLEY BB11 3JG	Energy rating D	Valid until 12 March 2029
		Certificate number 979-3047-3397-0335-0306

Property type: Semi-detached house
Total floor area: 88 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/minimum-energy-efficiency-standards-for-rental-properties) (https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties).

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](#)



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