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today on 01268 777400**



Pendlestone, Benfleet Guide price £500,000

Aspire Estate Agents Basildon are delighted to offer for sale this beautifully presented three-bedroom detached bungalow, occupying a secluded and private position within a small gated courtyard of just three properties, tucked away in a quiet cul-de-sac location in Thundersley.

Offering spacious and versatile accommodation throughout, this attractive home is ideal for those seeking single-storey living without compromising on space. The property welcomes you via a generous reception hallway leading to a bright and comfortable lounge featuring a focal fireplace and French doors opening into the impressive conservatory/dining room. Benefiting from underfloor heating and overlooking the rear garden, this fantastic additional living space is perfect for entertaining and family gatherings.

The well-appointed kitchen is fitted with a range of quality units complemented by granite worktops and splashbacks, whilst also offering a selection of integrated appliances. There are three bedrooms, including a spacious principal bedroom with built-in wardrobes, alongside a modern shower room finished to a high standard.

Externally, the property enjoys a truly private and unoverlooked rear garden with split-level patio areas, lawn and mature shrub borders, creating a peaceful outdoor retreat. To the front, electric gates provide access to the exclusive courtyard setting, with a block-paved driveway and additional allocated parking.

Ideally located, the property is within easy reach of local shops, pubs, restaurants and everyday amenities, whilst also benefiting from excellent transport links. Benfleet Station (1.8 miles), Rayleigh Station (1.9 miles) and Leigh-on-Sea Station (2.5 miles) are all nearby. Families are well served by a selection of highly regarded schools including The King John School, Cedar Hall School, The Deanes and Thundersley Primary School.

- Close to local shops, pubs, restaurants and amenities
- Excellent access to Benfleet, Rayleigh and Leigh-on-Sea stations

Obscured lead light double glazed front door to :

Reception Hallway 16'4 x 4'4 (4.98m x 1.32m) : Coved and skimmed ceiling, loft access hatch, radiator, storage cupboard, doors to:

Lounge 15'1 x 11'7 (4.6m x 3.53m): Coved and skimmed ceiling with spotlight insets, uPVC double glazed French style doors to the conservatory, two radiators, feature fireplace with electric fire.

Conservatory / Dining Room 18' x 10' (5.49m x 3.05m)
Approx: Radiator, uPVC double glazed windows to rear and side aspects, uPVC double glazed French style doors to garden, under floor heating, Amtico floor.

Bedroom Three / Study 8'8 x 8'6 (2.64m x 2.59m): Coved and skimmed ceiling uPVC double glazed lead light window to side aspect, radiator, laminate wood effect flooring, storage cupboard.

Kitchen 11'7 x 8'10 (3.53m x 2.69m): Coved and skimmed ceiling with spotlight insets, uPVC double glazed leaded light window to front aspect, part tiled walls, range of wall and base level units with granite work surfaces and granite splashbacks, inset stainless steel sink with chrome mixer tap, integrated gas hob with stainless steel extractor hood over, other integrated appliances include an electric oven, fridge freezer, washing machine, dishwasher and tumble dryer, radiator, tiled floor, cupboard housing combination boiler.

Bedroom One 11'8 x 11'5 (3.56m x 3.48m) Plus Built in Wardrobes: Coved and skimmed ceiling with spotlight insets, uPVC double glazed lead light bay window to front aspect, radiator, storage cupboard, range of built in wardrobes.

Bedroom Two 11'0 x 9'3 (3.35m x 2.82m): Coved and skimmed ceiling, uPVC double glazed patio doors to garden, radiator.

Shower Room 7'6 x 6'8 (2.29m x 2.03m): Coved and skimmed ceiling with spotlight insets, obscured doubled glazed lead light window to rear aspect, radiator, close coupled WC, wash hand basin mounted in vanity unit with chrome mixer tap, shower cubicle, tiled walls, tiled floor.

Outside of Property

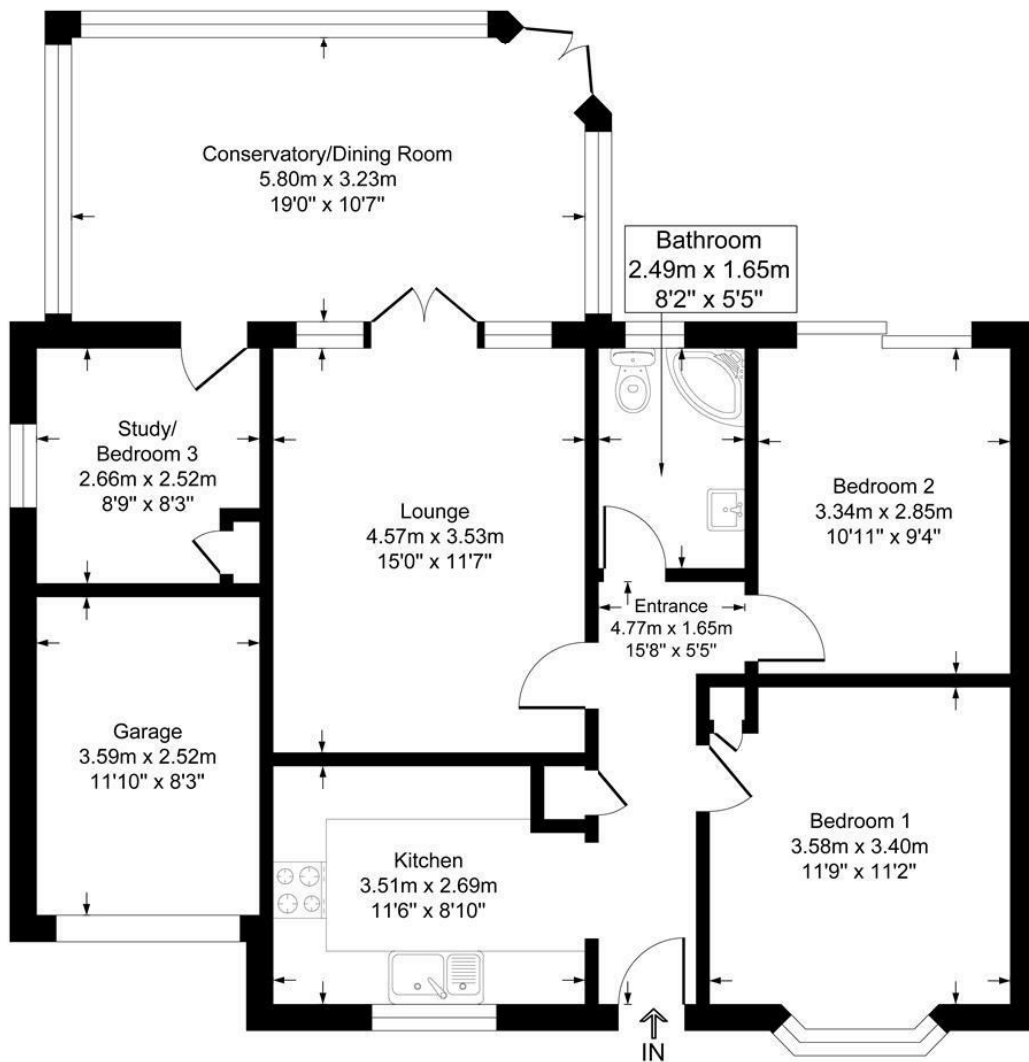
Front Garden: Electric gates providing access to courtyard consisting of only three properties, block paved driveway , established flower beds with shrubs, side access to rear, further allocated off street parking for two cars.

Rear Garden 45' (13.72m) Approx: The rear garden is unoverlooked and has split level patio areas, mostly laid to lawn with various flower and shrub bed borders, shed is to remain, side access to front.

Agents Note: Garage has been partly converted to provide bedroom three. There is still storage space in front part.

Pendlestone

Approximate Gross Internal Floor Area = 99.2 sq m / 1068 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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