

Brown & Brand

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Common Approach

Thundersley, SS7 3RX

- Sought-after Common Approach location
- No Onward Chain
- South-facing rear garden
- Ideal opportunity to modernise and make your own

Offers In Excess Of £575,000











Property Description

NO ONWARD CHAIN!
Occupying a desirable position in the sought-after area of Common Approach, this four-bedroom detached home offers an excellent opportunity for buyers looking for a family home with plenty of potential to make their own. With views across the common.

The property offers spacious accommodation, featuring a kitchen fitted with a range of units and some integrated appliances. While some modernisation is required, this is a fantastic opportunity to put your own stamp on a home in a popular residential location.

Outside, the property benefits from off-street parking to the front, a garage and a south-facing rear garden, with conifer borders providing a good degree of privacy.

Situated in a particularly quiet area, the property is conveniently located for local shops, schools, parks and everyday amenities, with transport links nearby providing access to surrounding areas.

An excellent opportunity to secure a detached family home in a sought-after position, overlooking Thundersley Common.









ACCOMMODATION
The property is approached via an open canopied entrance with exterior lighting, leading to a UPVC double-glazed leadlight entrance door providing access to the accommodation.

RECEPTION HALL
Carpeted flooring, radiator, hardwood panelled doors leading to the remaining accommodation, coved and Artex ceiling with inset spotlights, wall-mounted thermostat control and alarm control panel.

GROUND FLOOR CLOAKROOM
Fitted with a two-piece suite comprising a close-coupled WC and wall-mounted wash hand basin with tiled splashbacks. Tiled flooring, coved and Artex ceiling with inset spotlights and extractor fan.

KITCHEN
11' 6" x 9' 10" (3.51m x 3m) Modern kitchen featuring a smooth plastered ceiling with inset spotlights and coving. Extensive range of wall and base units with drawer packs and marble work surfaces over. Inset one-and-a-half bowl stainless steel sink with mixer tap. Integrated oven and grill, five-ring gas hob with matching extractor hood over, plus an integrated fridge and integrated dishwasher. UPVC double-glazed leadlight window to the front aspect. Wood-effect laminate flooring and radiator. UPVC double-glazed door to the side. Open archway through to

UTILITY ROOM
6' 1" x 5' 4" (1.85m x 1.63m) Wood-effect laminate flooring, rolled-edge work surfaces with space and plumbing beneath for a washing machine and tumble dryer, further space for a freestanding fridge/freezer, coved and Artex ceiling with inset spotlights, UPVC double-glazed side window and serving hatch through to the dining area.

LOUNGE/DINER
26' 1" x 11' 11" (7.95m x 3.63m) Carpeted flooring, two radiators, dado rail and coved ceiling with Artex finish and two central ceiling roses. Feature brick fireplace with inset coal-effect gas fire. UPVC double-glazed patio doors providing access to the rear garden, together with further UPVC double-glazed French doors with matching side panels leading to

SUN LOUNGE/CONSERVATORY
13' x 11' (3.96m x 3.35m) Brick-built conservatory with UPVC double glazing to all aspects and French-style doors opening onto the garden. Correx pitched roof with fitted sun blinds and wood-effect flooring.

FIRST FLOOR LANDING
Carpeted flooring, radiator, coved and Artex ceiling with inset spotlights and access to an insulated loft space. UPVC double-glazed window to the side, doors leading to all rooms and a built-in airing cupboard housing the hot water tank.









BATHROOM
Fitted with a three-piece white suite comprising a wood-panelled bath with hand grips and antique-style mixer taps, pedestal wash hand basin and close-coupled WC with wooden seat. Wood-effect flooring, radiator, tiled walls to waist height, obscure UPVC double-glazed rear window, coved and Artex ceiling and shaver socket.

BEDROOM ONE
12' 2" x 10' 9" (3.71m x 3.28m) Carpeted flooring, radiator, UPVC double-glazed rear window and coved ceiling with Artex finish. The room benefits from an extensive range of built-in bedroom furniture to all walls, incorporating a recess for a double bed, bedside cabinets and overhead cupboards. Door leading through to

EN-SUITE SHOWER ROOM
Fitted three-piece suite comprising a separate shower cubicle with plumbed-in shower, pedestal wash hand basin with tiled splashbacks and close-coupled WC with wooden seat. Carpeted flooring, radiator, obscure UPVC double-glazed side window and Artex ceiling.

BEDROOM TWO
14' x 8' 9" (4.27m x 2.67m) Carpeted flooring, radiator and a coved ceiling with Artex finish. UPVC double-glazed leadlight window to the front aspect, allowing natural light into the room.

BEDROOM THREE
9' 8" x 8' 8" (2.95m x 2.64m) The room benefits from wood-effect flooring, a radiator, UPVC double-glazed rear window allowing for natural light, and a coved ceiling with Artex finish.

BEDROOM FOUR
11' 8" x 8' 3" (3.56m x 2.51m) The room features wood-effect flooring, a radiator and a UPVC double-glazed leadlight window to the front aspect, allowing in natural light. The ceiling is finished with Artex and inset spotlights.

EXTERNALLY

REAR GARDEN
The property benefits from a south-facing rear garden, offering a good degree of privacy thanks to established conifer borders to the rear. A paved area sits immediately outside the property, with the remainder mainly laid to lawn, complemented by raised semi-circular flower beds and a corner sun terrace, providing a pleasant space to relax and enjoy the garden. Gated side access.

PARKING
Parking is provided via an integral one-and-a-half garage with an up-and-over panelled door, approached via a private driveway offering additional off-street parking for at least one vehicle.



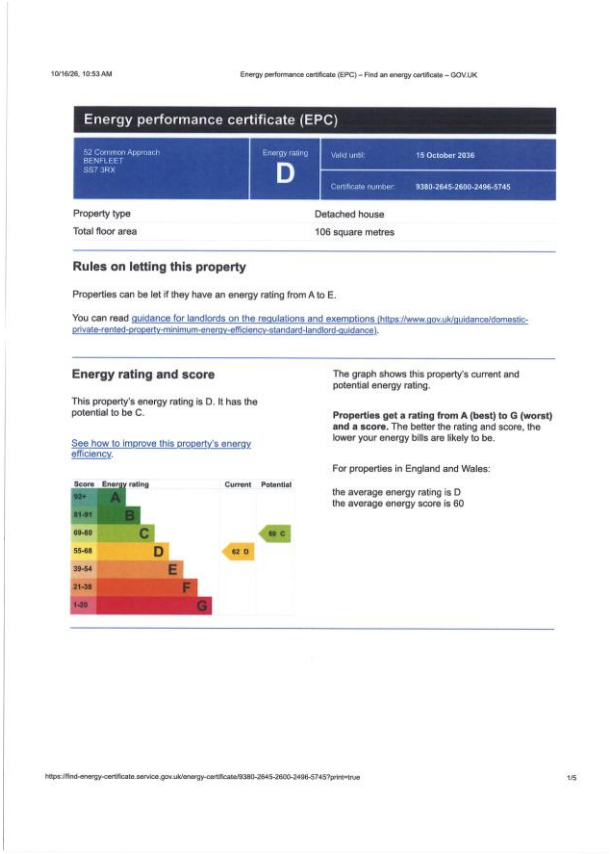






FRONT GARDEN

The front garden is mainly laid to lawn, with a retaining brick wall and established flower and shrub borders adding greenery and character. External courtesy lighting.



10/16/26, 10:53 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

52 Common Approach
BENFLEET
SS7 3RX

Energy rating: D

Valid until: 15 October 2036

Certificate number: 9380-2645-2600-2496-5745

Property type	Detached house
Total floor area	106 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).

Energy rating and score

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

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

https://find-energy-certificate.service.gov.uk/energy-certificate/9380-2645-2600-2496-5745?print=true 1/5

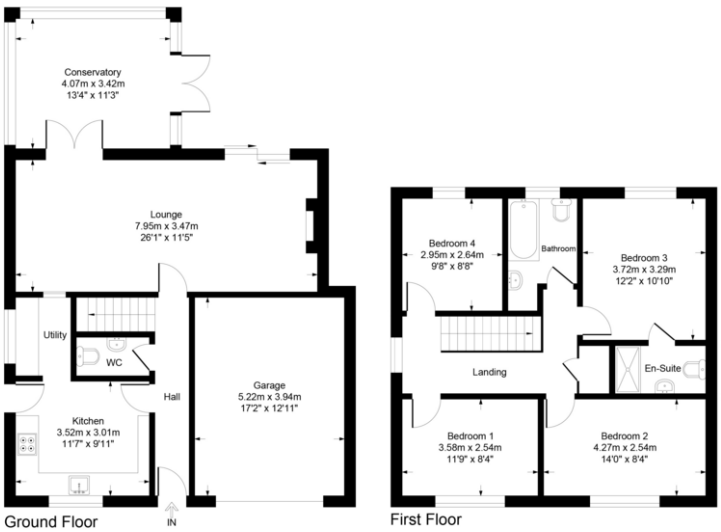
Brown & Brand Material Information Powered by kotini





52 Common Approach

Approximate Gross Internal Floor Area = 151.6 sq m / 1632 sq ft
(Including Garage)
Garage = 20.5 sq m / 221 sq ft



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements