



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- CLOSE TO CEEVIC & THE KING JOHN SCHOOL
- FOUR BEDROOMS
- OFF STREET PARKING

## 4 Konnybrook, Thundersley , Benfleet , SS7 1TZ

£495,000

We are pleased to offer this spacious four-bedroom link-detached house, ideally situated in a quiet cul-de-sac location. The property is conveniently located close to USP College, local shops, amenities, and excellent transport links, making it perfect for families and commuters alike. The home is also within the catchment area and walking distance of King John School, adding further appeal for families with school-age children. Offering well-proportioned accommodation throughout, this property presents an excellent opportunity to create a wonderful long-term family home.



## Property Description

### DESCRIPTION

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### HALLWAY

Double glazed entrance door leads to the entrance hall. Stairs lead to the first floor. Carpet. Cupboard housing warm air gas furnace.

### LOUNGE

A good-sized lounge featuring a double-glazed Georgian-style bay window to the front, allowing plenty of natural light and creating a bright and welcoming living space. Carpet throughout.

### DINING ROOM

A good-sized dining room with a double-glazed Georgian-style window to the rear aspect, creating a bright and comfortable space ideal for family meals and entertaining.

### KITCHEN

The kitchen is well fitted with a range of wooden units at both eye and base level, work surfaces over and tiled





splashbacks. There is space for an oven, washing machine and fridge. A stainless steel single sink with drainer and mixer tap sits beneath a double-glazed Georgian-style window overlooking the rear garden. Additional features include a serving hatch to the dining room, wall-mounted boiler, vinyl flooring, and a door providing direct access to the garden.

#### WC

Ground floor low level WC and a hand wash basin with splash back tiles. Obscure double glazed window with roller blind to the side.

#### LANDING

The landing has a storage cupboard, access to loft and carpet throughout.

#### BEDROOM ONE

A good-sized bedroom with a double-glazed Georgian-style window to the front. Carpet.

#### BEDROOM TWO

Another good-sized bedroom with a double-glazed Georgian-style window to the rear. Carpet throughout.

#### BEDROOM THREE

Double-glazed Georgian-style window to the rear. Carpet throughout.

#### BEDROOM FOUR

Double-glazed Georgian-style window to the front. Built in storage cupboard. Wood effect vinyl flooring.

#### BATHROOM

Fitted with a four-piece suite comprising a low-level WC, vanity wash hand basin, panelled bath with mixer tap, and a



Approx Gross Internal Area  
126 sq m / 1359 sq ft



Ground Floor  
Approx 67 sq m / 722 sq ft

First Floor  
Approx 59 sq m / 637 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

separate shower with electric shower. Obscure double-glazed Georgian-style window to the side aspect. Additional features include part-tiled walls, a wall-mounted mirrored cupboard, heated chrome towel rail, and vinyl flooring.

#### REAR GARDEN

The property benefits from a well-maintained and generously sized rear garden, mainly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining. The garden is bordered by a variety of established shrubs and plants, creating a pleasant outdoor setting. Additional features include a timber garden shed for storage and fenced boundaries. The garden offers plenty of space for family use and enjoys a bright and open aspect.

#### GARAGE

The property also benefits from an integral garage providing useful storage space, complete with power and lighting.

#### FRONT GARDEN

The property benefits from a bright and welcoming frontage with a private driveway providing off-street parking and access to the integral garage. The remainder of the front garden is mainly laid to lawn, creating an attractive approach to the property.

#### GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band E

294 Kiln Road, Benfleet, Essex,  
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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 and 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