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- SOUGHT AFTER LOCATION
- LARGE LOUNGE
- STUNNING KITCHEN/FAMILY ROOM
- GROUND FLOOR BATHROOM

211 Scrub Lane, Hadleigh, SS7 2JQ

Location Location Location! This beautiful DETACHED CHALET is well situated close to Belfairs Woods. Downstairs is an Impressive Entrance Hall, Spacious Lounge, superbly fitted Kitchen/Family room, Ground floor bathroom and Study which is Open Plan to the Conservatory. Upstairs are the two double bedrooms and further bathroom.

Guide Price £550,000



Property Description

ENTRANCE HALL

Double glazed entrance door with a glazed inset and an adjacent window leads to the impressive entrance hall. Karndean flooring. Double radiator. Stairs lead to the first floor with a cupboard under. Built in storage cupboard.

GROUND FLOOR BATHROOM

With a low level wc wall hung wash hand basin and shower bath with a mixer tap, shower attachment and shower screen. Obscure double glazed window to the rear. Heated towel rail. Karndean flooring.

LOUNGE

22' 1" x 12' 3" widening to 13' 10" (6.73m x 3.73m) This superb room across the front of the property has 2 double glazed windows to the front. Two double radiators. Feature brick fireplace with a wood burning stove. Coving. 4 wall light points.

KITCHEN/FAMILY ROOM

20' 7" x 16' 9" narrowing to 15' 8" (6.27m x 5.11m) This most attractive good size room is fitted with a range of units at eye and base level with ample quartz work surfaces over. Feature roof lantern. Double glazed french doors and a double glazed window overlooks the rear garden. Space and plumbing for a washing machine, dishwasher and range cooker which are all included. Extractor cooker hood. Two radiators. Karndean tile effect flooring. Space for a USA style fridge freezer. Door leads to the garage.

STUDY

9' 10" x 7' 10" (3m x 2.39m) High level double glazed window to the side. Radiator. Open plan to the:-





CONSERVATORY

11' 4" x 7' 7" (3.45m x 2.31m) Twin double glazed french doors lead to the rear garden.

LANDING

Access to the loft.

BEDROOM ONE

13' 9" x 11' 10" (4.19m x 3.61m) Double glazed window to the rear. Radiator.

BEDROOM TWO

13' 10" into door recess" x 11' 11" (4.22m x 3.63m) Double glazed window to the front. Radiator. Built in wardrobes and storage cupboard.

BATHROOM

With a 3 piece suite comprising a low level wc with a concealed cistern, panelled bath with a mixer tap and shower attachment and wash hand basin. Heated towel rail. Obscure double glazed window to the side. Electric shaver socket. Some wood panelling to the walls and wood panelled ceiling.

GARAGE

Part integral with an electric roller door. Personal door leads to the kitchen.

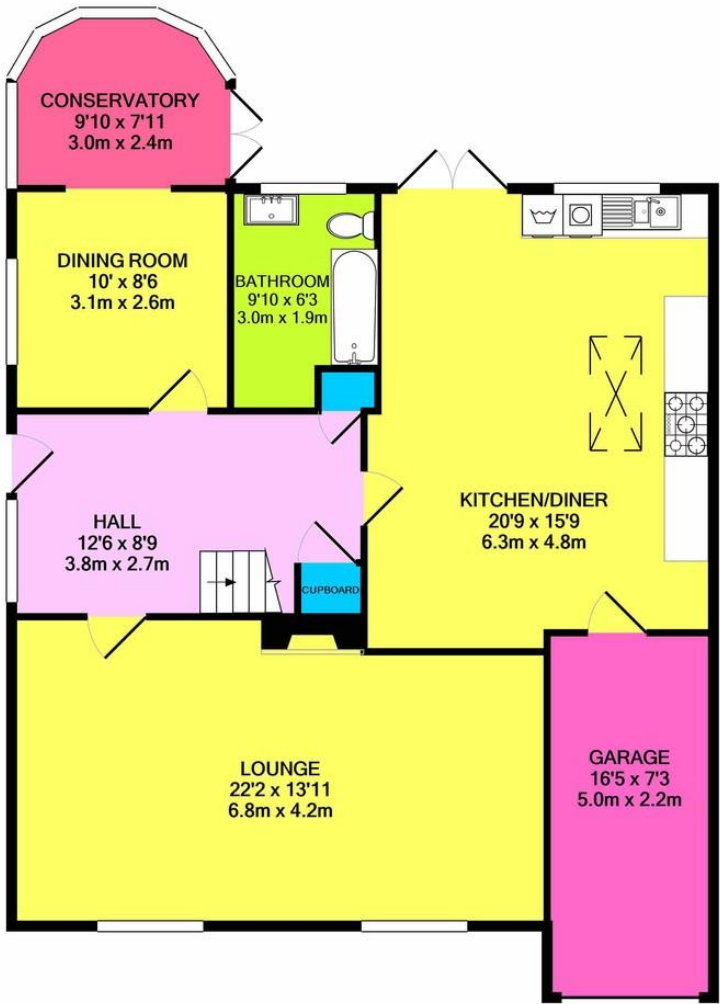
FRONT GARDEN

With stone chippings providing ample parking.

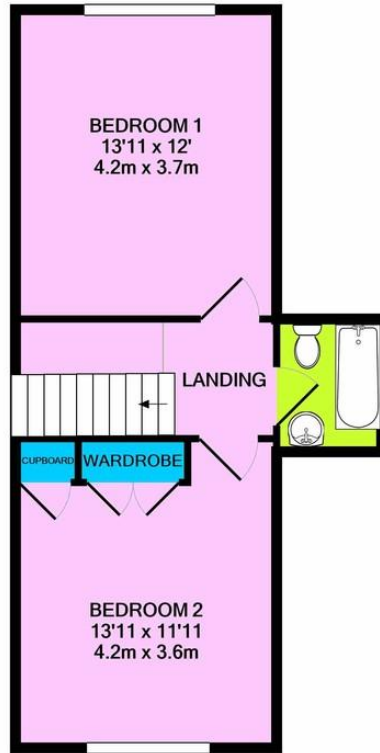
REAR GARDEN

This attractive rear garden measures in excess of 50' and is laid to lawn with established borders. Decked area with a pergola. Side access to the front. Screen fencing.





GROUND FLOOR
APPROX. FLOOR



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		

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