



279 Kiln Road



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Benfleet
Essex
SS7 1QS

Guide price £315,000



Guide price £315,000 - £325,000

This incredible mid-terrace house is the perfect home for a family being right in the heart of Hadleigh with excellent local amenities. This property comes with off street parking for one vehicle, garage for additional storage and a stunning rear garden which boasts a decked seating area with space for a hot tub which is a wonderful space to entertain family and friends all year round. Walk through the front entrance door and you will fall in love with the seamless interior, you will find a downstairs cloakroom, lovely kitchen with a breakfast bar, two spacious reception rooms including playroom and lounge, immaculate three piece suite bathroom and three great sized double bedrooms. Location wise, this fantastic property is in catchment to Thundersley Primary School and The King John School which are both within walking distance, you can stroll 15 minutes down the road to John Burroughs Play Ground where the whole family can enjoy long walks in the surrounding nature and only a 10 minute walk from Hadleigh high street where you will find shops, cafes, bars and restaurants.



Entrance

Entrance door into porch comprising double glazed windows to front and side, smooth ceiling with pendant lighting, carpeted flooring, door to:

Hallway

Smooth ceiling with pendant lighting, stairs leading to first floor, under stair storage cupboard, radiator, laminate flooring, doors to:

Downstairs Cloakroom

Two piece suite comprising wash hand basin set into vanity unit, low level w/c, double glazed window to front, smooth ceiling with pendant lighting, partially tiled walls, laminate flooring.

Playroom/Utility Room

17'11" x 7'8" (5.46m x 2.34m)

Double glazed windows to rear, double glazed door to rear opening to rear garden, smooth ceiling with pendant lighting, storage cupboard, wall mounted boiler, roll top work surfaces with space for washing machine and fridge/freezer, radiator, laminate flooring.

Lounge

15'5" x 16'10" (4.70m x 5.13m)

Double glazed windows to rear, smooth ceiling with pendant lighting, stairs leading to second floor, radiator, carpeted flooring, open into:

Kitchen

15'5" x 7'11" (4.70m x 2.41m)

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink with flexi tap and drainer unit, work surfaces extending into breakfast bar, integrated oven with five ring gas hob above and extractor unit over, space for slimline dishwasher and fridge/freezer, double glazed window to front, smooth ceiling with pendant lighting, tiled splashbacks, radiator, linoleum flooring.

Second Floor Landing

Smooth ceiling with pendant lighting, loft access, carpeted flooring, doors to:

Bedroom One

9'1" x 11'7" (2.77m x 3.53m)

Double glazed window to front, smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

Bedroom Two

8'11" x 11'2" (2.72m x 3.40m)

Double glazed window to rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Three

6'2" x 7'11" (1.88m x 2.41m)

Double glazed window to rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom

Three piece suite comprising walk in shower cubicle with rainfall shower above and handheld attachment over, wash hand basin with mixer tap set into vanity unit, low level w/c, chrome heated towel rail, double glazed obscure window to rear, smooth ceiling with fitted spotlights, airing cupboard, tiled walls, tiled flooring.

Rear Garden

Raised decked seating area with space for hot tub and wooden pergola over, remainder laid to artificial lawn, gate at rear providing access to front of property.

Garage

7'10" x 16'10" (2.39m x 5.13m)

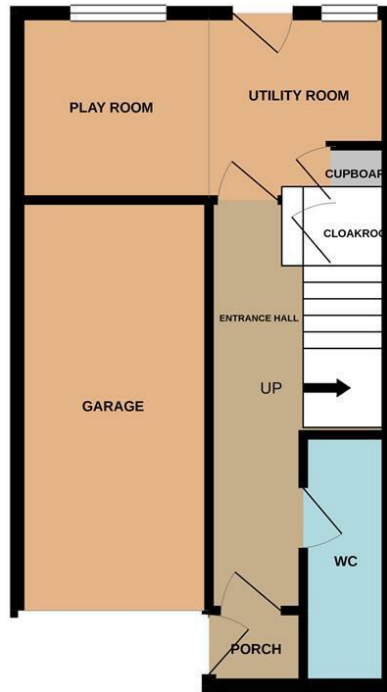
Up and over door to front, power and lighting.

Front Garden

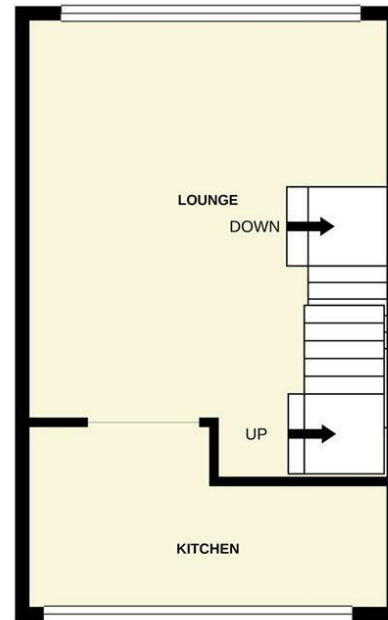
Slab paved driveway providing off street parking for one vehicle, up and over door to garage.



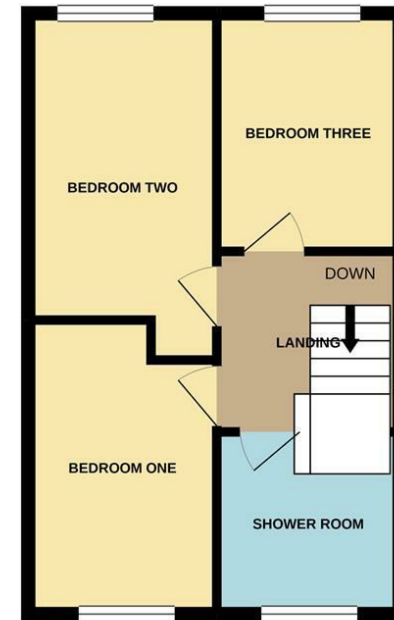
GROUND FLOOR



1ST FLOOR



2ND 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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