



STUART THOMAS
ESTATES



- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- POPULAR HADLEIGH LOCATION

5 Branch Road, Hadleigh, Essex, SS7 2AX

Guide Price £380,000

Guide Price £380,000 - £400,000. Viewing recommended of this charming well presented 2 double bedroom semi detached bungalow located in a popular location within walking distance of Hadleigh town centre and easy access to the Country Park. The property has potential to extend subject to planning.



Property Description

PORCH

Entrance via a composite front door, half glazed with obscure glass and lead light detail into the porch. Adjacent double glazed window to door with obscure glass as well as an additional double glazed window with obscure glass to the side. Tiled floor.

HALL

Smooth plastered ceiling with coving. Light wood effect laminate flooring. Access to loft. Radiator with decorative cover.

LOUNGE

13' 11" x 11' 03" (4.24m x 3.43m) Situated to the rear of the bungalow with UPVC double glazed French doors leading out to the garden with double glazed windows either side. Modern electric fire but the vendor has advised that this can be removed and an open fire reinstated. Radiator. Light wood effect laminate flooring.

KITCHEN

11' 10" x 7' 09" (3.61m x 2.36m) The kitchen comprises of a range of light grey eye level and base units with granite effect work surfaces over and one and a half stainless steel sink. The kitchen is tiled to all walls and also has a complementary mosaic tiled splashback. Integrated single electric oven with gas hob over. Space for fridge freezer and plumbing for a washing machine. A larder cupboard houses the combi boiler. Double glazed window to rear and door to utility area.

UTILITY ROOM

8' 11" x 6' 05" (2.72m x 1.96m) The utility room offers a range of grey eye and base level units with a granite effect work surface over. It is tiled to all visible walls with the same





complementary mosaic tiled splashback as the kitchen. Space for tumble drier. Doors to both the front of the property and the rear garden.

BEDROOM ONE

12' 11" x 10' 10" (3.94m x 3.3m) A double bedroom with white gloss wardrobes to remain. Fireplace with tiled surround. Radiator. Double glazed window to the front.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m) A second double bedroom fitted with wardrobes with sliding doors which will remain. Double glazed window to the front. Radiator. Carpet and smooth plastered ceiling.

BATHROOM

The bathroom is fitted with a white bathroom suite comprising a bath with shower over and shower screen, hand wash basin in white gloss vanity unit and close coupled WC. Fully tiled to all visible walls. Radiator. Double glazed window to the side with obscure glass. Light wood effect laminate flooring.

FRONT GARDEN

A low maintenance front garden being paved with decorative borders and shrubs. Off street parking.

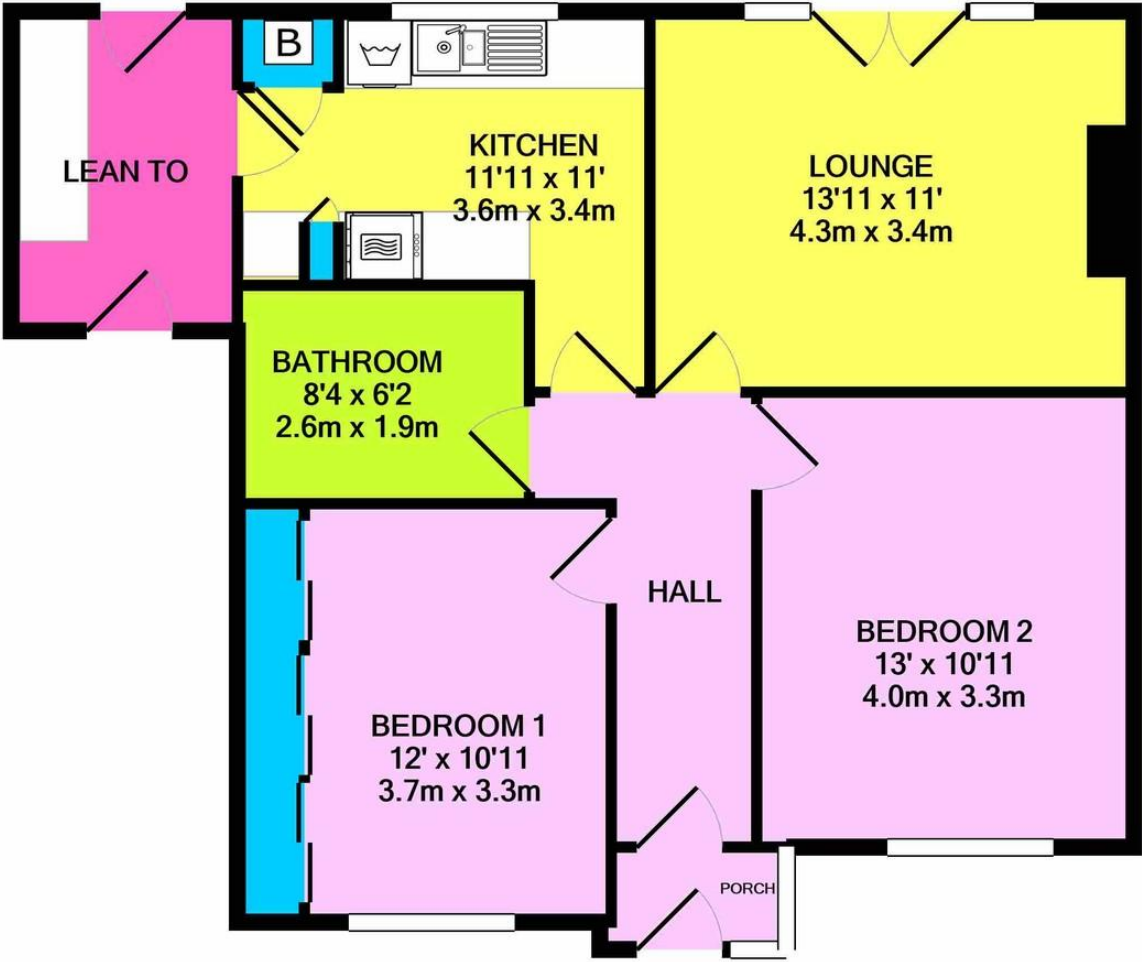
REAR GARDEN

The rear garden is approximately 50ft unmeasured. It is low maintenance commencing with a patio area with further terrace to the side with the remainder laid to lawn with artificial grass and easy to maintain shrubs. There is a shed with power to remain. Outside tap.

AGENTS NOTE



The property is well maintained throughout and offers the opportunity to extend subject to planning permission. We think it will appeal to all ages and viewing is highly recommended.



TOTAL APPROX FLOOR AREA 115.00 SQ FT (10.60 SQ M)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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