



STUART THOMAS  
ESTATES



- CHARACTER PROPERTY
- 3 BEDROOMS
- FABULOUS AGA WOOD BURNER
- GOOD SIZED GARDEN

17 Oak Road South, Hadleigh, Essex , SS7 2BB

£575,000

Welcome to this charming detached 3 bedroom character property circa 1884 located in the heart of Hadleigh with its array of shops, restaurants and cafes as well as being within easy access of the Country Park. The property benefits from a recently fitted Aga log burner and has a good sized garden.



## Property Description

### WHAT WE LOVE

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### PORCH

Entrance via a double glazed door into the porch with 2 double glazed windows with obscure glass and grey wood effect laminate flooring. Door to lounge/diner.

### LOUNGE/DINER

23' 03" x 13' 07" INTO THE BAY" (7.09m x 4.14m) This room is large enough to accommodate a large dining table and benefits from a superb Aga 'Hadley' log burner. It is double aspect with a double glazed window to the side with obscure glass and is double fronted with 2 double glazed bay windows with fitted shutters to the front to remain. 2 radiators. Smooth plastered ceiling with coving. Grey carpet. Room thermostat. Stairs to first floor.



### KITCHEN

11' 01" x 10' 11" (3.38m x 3.33m) The kitchen comprises of a range of eye and base level units in grey with a black work surface over and one and a half black granite sink. Electric hob with stainless steel splashback and chimney extractor over. The double oven is also integrated as is the dishwasher. Space for American fridge freezer. Cupboard housing electric meter. Radiator. Smooth plastered ceiling with spotlights. Door to lobby area with grey wood effect laminate flooring with access to the cloakroom/utility area and door to the garden.





#### CLOAKROOM/UTILITY AREA

A double aspect room with window to the rear and side. Pedestal hand washbasin and close coupled WC. There is plumbing for a washing machine as well as space for a tumble drier. Grey wood effect laminate flooring. Smooth plastered ceiling with inset spotlights.

#### LANDING

The landing benefits from a double glazed window letting in plenty of light. Cupboard housing combi boiler. Smooth plastered ceiling.

#### BEDROOM ONE

11' 11" x 9' 11" (3.63m x 3.02m) The master bedroom is double aspect with double glazed window to the front and rear. The front window has fitted shutters which will remain. Radiator. Carpet. Smooth plastered ceiling with coving.

#### BEDROOM TWO

9' 02 PLUS WARDROBE DEPTH" x 8' 08" (2.79m x 2.64m) Bedroom 2 has fitted wardrobes to one wall. Double glazed window to the front with fitted shutters to remain. Radiator. Smooth plastered ceiling with coving. Access to loft with light.

#### BEDROOM THREE

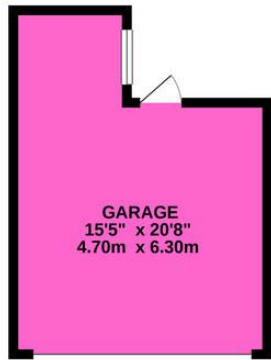
11' 01" x 5' 10" (3.38m x 1.78m) A double aspect room with double glazed windows to the rear and side. Radiator. Carpet. Smooth plastered ceiling.

#### FAMILY BATHROOM

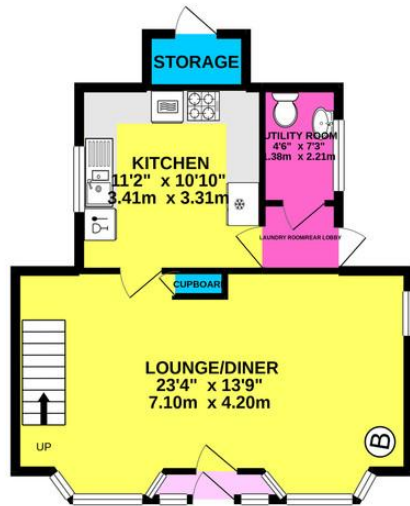
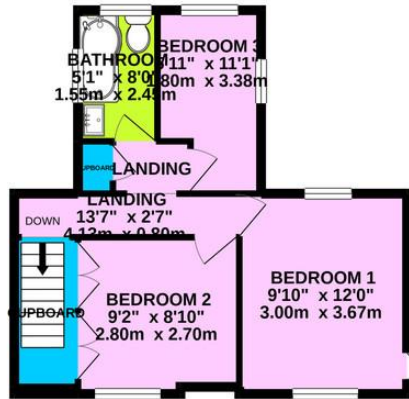
The bathroom comprises of a 3 piece suite with a P shaped bath with mixer tap, shower attachment above and glass shower screen, hand wash basin set into vanity unit and close coupled WC. Part tiled to all visible walls. Tiled flooring.



GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



Smooth plastered ceiling with inset spotlights.

#### GARAGE

Double garage with up and over door. Part of the garage has been sectioned off to provide a work shop area with a window to the side and door to the rear.

#### FRONT GARDEN

The hedge at the front provides the property with privacy. There are mature borders with shrubs and trees with the remainder laid to lawn. Personal access to the rear garden. There is a blocked paved driveway providing off street parking. Currently this side of the property has a fence but this could be removed providing direct access to the rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		

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