



STUART THOMAS  
ESTATES



- LOCATED IN SOUGHT AFTER ASHDOWN CRESCENT
- 3 BEDROOMS
- IN NEED OF MODERNISATION
- SOUTH FACING GARDEN

32 Ashdown Crescent, Hadleigh, Essex, SS7 2LJ

Guide Price £350,000

OPEN HOME 30 OCTOBER CALL FOR A VIEWING. LOCATION LOCATION LOCATION. This 3 bedroom semi detached chalet bungalow in the sought after Ashdown Crescent is a blank canvas for those looking to put their own stamp on a property. The property has ample off street parking and a super south facing garden.





## Property Description

### HALL

Entry to the property is via a small lobby into the hallway with radiator.

### LOUNGE/DINER

22' 03" x 10' 11" (6.78m x 3.33m) A versatile room with a room divider if required and 2 separate entrance doors. To the lounge area there is a gas fire (untested) and cupboard housing the combi boiler. Room thermostat. Double glazed bay window to the front. Additional double glazed window to the dining area. Stairs to first floor. Radiator. Feature lead light arch window with stained glass to the side.

### BEDROOM 3

10' 0" x 8' 0" (3.05m x 2.44m) The third bedroom is situated downstairs with double glazed patio doors to the rear garden. Radiator.

### KITCHEN

9' 01" x 7' 09" (2.77m x 2.36m) The kitchen comprises of eye level and base units with a one and half bowl sink and wood effect work surfaces over. Integrated electric oven with gas hob over. Larder cupboard. Radiator. Vinyl flooring. Half glazed door to lean to with 2 adjacent windows. Tiled to all visible walls.

### LEAN TO

7' 11" x 7' 07" (2.41m x 2.31m) The lean to is half glazed with wooden panelling. Plumbing for washing machine. Half glazed door to the rear garden with obscure glass.

### BEDROOM ONE

15' 0" narrowing to 9' 01" x 8' 4" (4.57m x 3.05m) This bedroom has built in drawers as well as eaves storage. Radiator. 2







double glazed windows to the rear.

#### BEDROOM TWO

12' 04 narrowomh to 8'03" x 10' 0" (3.76m x 3.05m) Eves storage. 2 double glazed window to the front. Radiator.

#### BATHROOM

The bathroom comprises of a 3 piece suite with electric shower over the bath, wall mounted hand wash basin and WC. Double glazed window to the rear with obscure glass.

#### GARAGE

Access via a concertina sliding door.

#### FRONT GARDEN

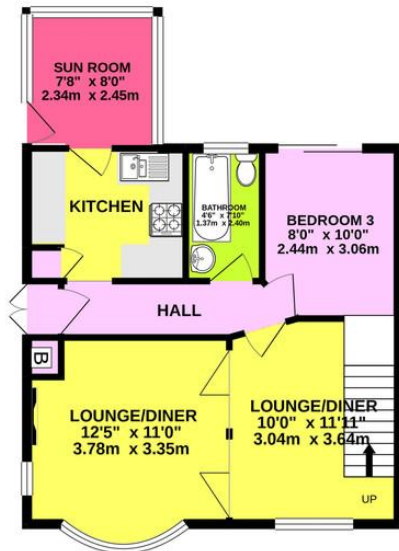
Mainly laid to lawn with neat borders. Drive way to garage provides ample off street parking.

#### REAR GARDEN

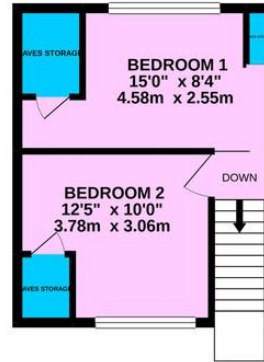
Approximately 40 ft (unmeasured) the garden is south facing with a small patio area with the remainder laid to lawn with neat borders. Base for greenhouse. Personal access to the garden. Newly installed fencing.



GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	53   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