



STUART THOMAS
ESTATES



- GREAT LOCATION
- CLOSE TO HADLEIGH COUNTRY PARK
- 4/5 BEDROOMS
- SUPERBLY FITTED KITCHEN/OPEN PLAN TO THE CONSERVATORY

84 Castle Lane, Hadleigh, Essex, SS7 2AL

Guide Price £550,000

In this HIGHLY SOUGHT AFTER LOCATION close to HADLEIGH COUNTRY PARK is this 4/5 bedroom DETACHED CHALET. There is a LARGE LOUNGE/DINER, well fitted Kitchen which is OPEN PLAN to the CONSERVATORY. Utility area. Ground floor bathroom AND useful study/5th bedroom. Upstairs are the four bedrooms and family bathroom.



Property Description

HALL

Understairs storage cupboard. Doors to Lounge/Diner Study/5th Bedroom and bathroom

LOUNGE/DINER

29' 02" x 11' 11" (8.89m x 3.63m) This good size room has a double glazed bay window to the front. Feature fireplace with a gas coal effect fire. Coving. Dado rail. Double glazed door leads to the rear garden.

CONSERVATORY

12' 05" x 9' 05" (3.78m x 2.87m) This superb addition to the property is open plan to the kitchen and benefits from lighting to the floor. Radiator. Double glazed french doors lead to the rear garden. Double radiator. Wood effect flooring.

KITCHEN/UTILITY

12' 09" x 8' 01" widening to 14' 5" (3.89m x 2.46m) This well fitted kitchen is open plan to the conservatory and has double glazed french doors leading to the covered seating area. There are units at eye and base level with ample work surfaces over and undercounter lighting. Space for a range cooker with an extractor cooker hood over. Wood effect flooring. Integrated fridge and freezer. Gas fired central heating boiler. Space for domestic appliances including space and plumbing for a dishwasher. Open plan to the utility area which has space and plumbing for a washing machine and tumble dryer.



DOWNSTAIRS BEDROOM 5/STUDY

9' 08" x 9' 05" (2.95m x 2.87m) This useful room can either be used as a ground floor bedroom or study. Double glazed window to the front. Coving. Radiator.



GROUND FLOOR BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and panelled bath. Obscure double glazed window to the side. Heated towel rail. Half tiled to all visible walls. Wood effect flooring.

BEDROOM ONE

11' 00" x 9' 11" (3.35m x 3.02m) Double glazed window to the front with views towards the Thames Estuary. Radiator. Access to walk in wardrobe.

BEDROOM TWO

11' 3" x 8' 7 plus study area of 10'6" x 6'3" (3.43m x 2.62m) This quirky space is ideal for a child wanting a study area. Double glazed window, radiator.

BEDROOM THREE

10' 05" x 7' 08" (3.18m x 2.34m) Double glazed window. Radiator. Coving.

BEDROOM FOUR

10' 05" x 7' 06 MAX" (3.18m x 2.29m) Double glazed window. Radiator. Wood effect flooring.

FIRST FLOOR SHOWER ROOM

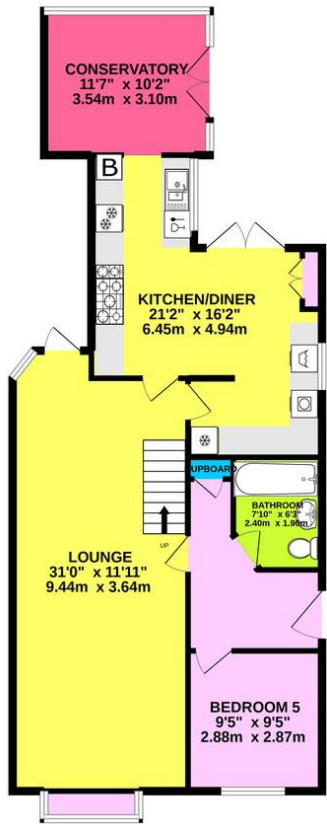
With a 3 piece white suite comprising a low level wc with a concealed cistern, circular wash hand basin with cupboards under and a mixer tap and a large walk in shower. Coving, obscure double glazed window.

FRONT GARDEN

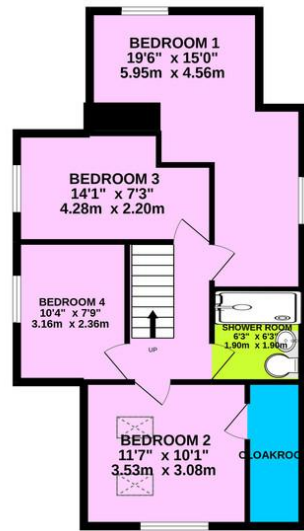
Being shingled providing off street parking for several vehicles.



GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



ROOMS IN ROOF
603 sq.ft. (56.0 sq.m.) approx.



DETACHED CHALET BUNGALOW

TOTAL FLOOR AREA - 1564 sq.ft. (145.3 sq.m.) approx.

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 is given as to their operability or efficiency can be given.
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REAR GARDEN

With a useful covered seating area. Side access to the front. Lawn area. Garden shed fitted with cupboards and benefitting from power and lighting. Paved patio.

COUNCIL TAX BAND

Band D Castle Point Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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