

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pilgrims Way, Hadleigh, Benfleet, SS7 2HU



£375,000

We are delighted to offer for sale with NO ONWARD CHAIN, this three bedroom detached house situated in a quiet Hadleigh cul-de-sac location, within easy reach of the many amenities on offer in Hadleigh Town Centre, Hadleigh Castle and Country Park, local schools and woodland walks nearby. The property benefits from having a spacious lounge; ground floor cloakroom; three good sized bedrooms; garage and off street parking. EPC rating - E. Our ref: 14801

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Pilgrims Way, Hadleigh, Benfleet, Essex, SS7 2HU

Accommodation comprises:

Entrance via uPVC double glazed front door to:

ENTRANCE HALL

Stairs to FIRST FLOOR ACCOMMODATION.
Radiator. Doors to:

LOUNGE 18' 2" x 11' (5.54m x 3.35m)

Coved ceiling. Double glazed windows to front and rear aspects. Feature fireplace. Radiator. Laminate wood effect flooring. Door to:



KITCHEN 12' 1" x 8' (3.68m x 2.44m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door providing access to REAR GARDEN. Range of base, eye level and drawer units. Roll edged working surfaces. Inset sink drainer with chrome mixer tap. Inset gas hob with extractor hood over and oven under. Space for fridge/freezer. Storage cupboard. Radiator.



GROUND FLOOR CLOAKROOM

Two piece suite comprising close coupled w/c and vanity mounted wash hand basin.

FIRST FLOOR LANDING

Obscure full length double glazed window to front aspect. Loft access hatch. Large airing cupboard housing newly fitted gas combination boiler. Doors to:

BEDROOM ONE 11' 3" x 11' 3" (3.43m x 3.43m)

Double glazed windows to side and rear aspects. Radiator.



BEDROOM TWO 12' x 8' 7" (3.66m x 2.62m)

Double glazed window to rear aspect. Storage cupboard. Radiator.



BEDROOM THREE 11' 2" x 7' 1" (3.4m x 2.16m)
 Double glazed window to front aspect. Radiator.



BATHROOM
 Obscure double glazed window to front aspect.
 Three piece suite comprising close coupled w/c,
 vanity mounted wash hand basin and panelled bath.
 Shaver point. Tiled walls. Radiator. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking and access to **GARAGE**. The remainder is crazy paved with flower beds and a variety of shrubs. Gated side access via wrought iron gate.

The **REAR GARDEN** is wedge shaped with a further side garden leading to **FRONT**. Commencing with paved pathway leading to lawn. Rockery with planting to side. Flower beds planted with a variety of shrubs and trees. Panelled fencing to borders. Outside tap. Gated side access via wrought iron gate.

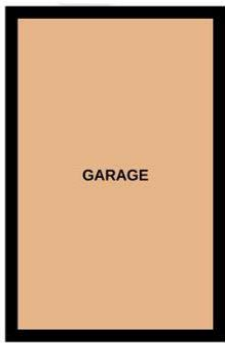


GARAGE

With up and over door.

GROUND FLOOR

1ST 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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