



STUART THOMAS
ESTATES



- SOUTH FACING REAR GARDEN
- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- AMPLE OFF STREET PARKING

51 Broomfield, Hadleigh, Essex, SS7 2SR

£375,000

With a SOUTH FACING EASILY MANAGED GARDEN this TWO BEDROOM semi detached bungalow is well located on the ever popular Westwood Garden Development. Offering ample OFF STREET PARKING and a GOOD SIZE CONSERVATORY overlooking the garden.



Property Description

ENTRANCE HALL

Double glazed entrance door with a lead light glazed panel leads to the entrance hall. Wood effect flooring. Access to the loft. Coving.

LOUNGE

16' 0" x 10' 5" (4.9m x 3.2m) With a feature red brick fireplace with an electric coal effect fire. Double radiator. Double glazed door and side screens leads to the conservatory.

CONSERVATORY

17' 4" x 5' 10" (5.3m x 1.8m) Across the rear of the property with twin double glazed French doors leading to the rear garden. Radiator.

KITCHEN

9' 2" x 8' 6" (2.8m x 2.6m) Fitted with units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. 4 ring gas hob with a built under oven. Extractor cooker hood over. Space and plumbing for a washing machine. Double glazed window to the rear. Radiator. Double glazed door to the side. Wood effect flooring.

BEDROOM ONE

13' 9" x 10' 5" (4.2m x 3.2m) Double glazed window to the front. Radiator. Sliding door mirrored wardrobes to one wall. Coving. Radiator.

BEDROOM TWO

9' 2" x 8' 6" (2.8m x 2.6m) Double glazed window to the front. Double radiator. Coving. Built in wardrobes and shelving.





WET ROOM

Low level wc and a wall mounted wash hand basin. Shower. Obscure double glazed window to the side. Tiled floor and part tiled walls. Heated towel rail. Extractor fan.

FRONT GARDEN

Offering ample parking for several vehicles.

REAR GARDEN

This easily managed SOUTH FACING rear garden is laid to lawn with established borders. Paving. Shed/summerhouse. Screen fencing to the boundaries.



GENERAL

COUNCIL TAX BAND C

CASTLE POINT BOROUGH COUNCIL.

Approx Gross Internal Area
66 sq m / 706 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		

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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