



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION
- HADLEIGH/LEIGH BORDERS
- TWO DOUBLE BEDROOMS
- ATTRACTIVE LOUNGE OVERLOOKING THE REAR GARDEN

27 Hazel Close, Hadleigh, Essex , SS7 2EP

Offers In Excess Of £390,000

Come along and take a look at this WELL PRICED DETACHED BUNGALOW located in this SOUGHT AFTER CUL DE SAC in the borders of Hadleigh and Leigh on Sea. With TWO double bedrooms, ATTRACTIVE LOUNGE overlooking the REAR GARDEN. Fitted Kitchen. USEFUL UTILITY ROOM and CONSERVATORY/DINING ROOM.





## Property Description

### ENTRANCE HALL

Double glazed entrance door with a stained glass lead light inset leads to the entrance hall. Laminate flooring. Access to the loft. Radiator. Built in storage cupboard.

### LOUNGE/DINER

5' 77" x 3' 26" (3.48m x 1.57m) This attractive room across the rear of the bungalow has double glazed French doors and an adjacent window overlooking the rear garden. A further double glazed window to the rear. Feature fireplace with a gas coal effect fire. Coving. Two wall light points. Double radiator.

### KITCHEN

2' 26" x 2' 76" (1.27m x 2.54m) Fitted with a range of units at eye and base level with ample work surfaces over. Belfast sink unit with a mixer tap. Inset ceiling spotlights. Built in oven and a ceramic hob. Integrated dishwasher. Double glazed door and window lead to the utility room.

### UTILITY ROOM

2' 96" x 2' 74" (3.05m x 2.49m) With a base unit incorporating a single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine. Double glazed door to the front. Radiator. Tiled floor. Dresser unit. Door leads to the conservatory/dining room.

### CONSERVATORY/DINING ROOM

2' 94" x 2' 38" (3m x 1.57m) With double glazed French doors and adjacent windows leading to the rear garden. Double radiator. Tiled floor.

### BEDROOM ONE

2' 98" x 4' 07" (3.1m x 1.4m) With a lead light double glazed







bay window to the front aspect. A range of fitted wardrobes and dressing table unit. Coving. Radiator.

#### BEDROOM TWO

2' 60" x 3' 51" (2.13m x 2.21m) Lead light double glazed window to the front. Radiator. Coving.

#### SHOWER ROOM

Low level wc vanity wash hand basin with cupboards under and a large shower. Obscure double glazed window to the side. Heated towel rail. Tiled floor. Fully tiled to all visible walls.

#### FRONT GARDEN

Providing off street parking for 2 vehicles.

#### REAR GARDEN

This secluded rear garden is laid to lawn with a large decked area. Established shrubs. Side access to the front. Two sheds in the storage area.

#### GENERAL

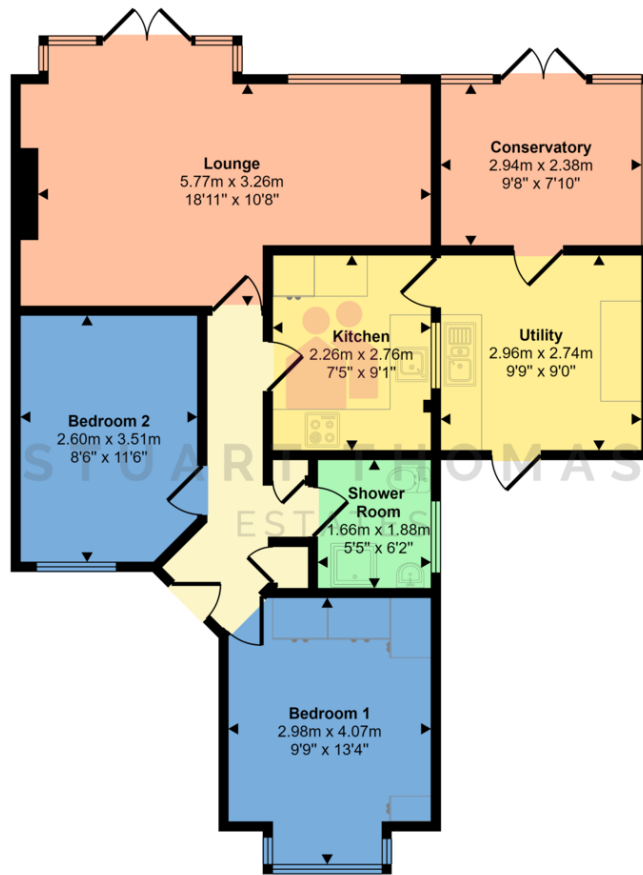
Tenure Freehold

Castle Point Borough Council

Council Tax Band D



Approx Gross Internal Area  
73 sq m / 783 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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