



STUART THOMAS
ESTATES



- LARGE WEST BACKING REAR GARDEN
- CURRENTLY CONFIGURED AS TWO FLATS
- EASY ACCESS TO A13 & BUS ROUTES

8 Homestead Way, Hadleigh, Essex, SS7 2AA

Guide Price £325,000

Currently configured as 2 flats is this semi detached property standing on a good size plot with a large WEST FACING rear garden. The ground floor has a Lounge, Bedroom, kitchen in need of refurbishment and en suite shower room. Upstairs is a Lounge/Diner fitted kitchen, bedroom and en suite shower room.



Property Description

ENTRANCE HALL

Entrance door leads to the entrance hall. Double radiator. Obscure double glazed window to the front. Glass bricks to the side. Door leads to the ground floor flat. Large understairs cupboard with a double glazed window to the side. Radiator.

LOUNGE GROUND FLOOR

14'9" x 11'11" (4.50m x 3.63m) Double glazed bay window to the front with a curved radiator below. Coving. Ceiling rose. Wall mounted gas fired central heating boiler.

KITCHEN

8'10" x 6'11" (2.69m x 2.12m) In need of total refurbishment. Single drainer stainless steel sink unit with cupboards and drawers under. Door with a glazed inset leads to the rear garden. Double glazed window to the rear. Wall mounted gas fired central heating boiler.

BEDROOM GROUND FLOOR

12'0" x 10' x 10'8" (3.66m x 3.26m) Double glazed window to the rear. Double radiator. Door leads to the :-

SHOWER ROOM GROUND FLOOR

Low level wc pedestal wash hand basin and a shower cubicle. Storage cupboard. Obscure double glazed window to the side.

LOUNGE FIRST FLOOR

12'0 x 11'11" (3.65m x 3.63m) Double glazed window to the front. Wall mounted gas fire with a back boiler. Double radiator. Coving. Archway leads to the :-





DINING ROOM

8'11" x 6'11" (2.71m x 2.12m) With two double glazed windows to the front. Double radiator. Coving.

KITCHEN FIRST FLOOR

Fitted with units at eye and base level with work surfaces over. Single drainer sink unit with a mixer tap over. 4 ring gas hob with an extractor cooker hood over. Built in oven and microwave. Space and plumbing for a washing machine. Double glazed window to the rear.

BEDROOM FIRST FLOOR

10'3" x 9'7" (3.12m x 2.91m) Double glazed French doors lead to the conservatory. Double radiator. Built in wardrobes. Door leads to the :-

SHOWER ROOM FIRST FLOOR

3 piece suite comprising a low level wc pedestal wash basin and a separate shower. Built in storage cupboard. Extractor fan. Obscure double glazed window to the side. Double radiator.

LANDING

Obscure double glazed window to the side. Radiator. Coving. Access to the loft.

CONSERVATORY FIRST FLOOR

11'6" x 5'7" (3.51m x 1.69m) With a double glazed sliding door which leads to a staircase which in turn leads to the rear garden. Double radiator.

REAR GARDEN

Large WEST FACING rear garden mainly laid to lawn with established trees and shrubs. Shed. External WC. Greenhouse. Side access to the front.



Approx Gross Internal Area
100 sq m / 1072 sq ft



Ground Floor
Approx 46 sq m / 496 sq ft

First Floor
Approx 53 sq m / 576 sq ft

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.

GENERAL
TENURE FREEHOLD
COUNCIL TAX BAND C
CASTLE POINT BOROUGH COUNCIL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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