

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hall Crescent, Hadleigh, Benfleet, SS7 2QW



£395,000

WILLIAMS and DONOVAN - situated within easy walking distance of Hadleigh Town Centre and close to bus routes and local schools, is this two bedroom semi-detached bungalow. Being offered for sale with NO ONWARD CHAIN, the property benefits from having a 18' 9" lounge; two double bedrooms; utility room; loft room; off street parking and an un-overlooked South backing rear garden measuring approx. 50'.
EPC rating - E. Our ref: 15672

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Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Radiator. Doors to:

LOUNGE 18' 9" reducing to 13' 7" x 14' 5" (5.72m > 4.14m x 4.39m)

UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Two double glazed windows, with blinds to remain, to rear aspect. Two radiators. Feature fireplace.



KITCHEN 11' 3" x 10' 6" reducing to 7' 5" (3.43m x 3.2m > 2.26m)

UPVC double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Tiled splashback. Inset stainless steel sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Radiator. Tiled walls.



UTILITY ROOM 10' 1" x 5' 5" (3.07m x 1.65m)

UPVC double glazed door to rear aspect. UPVC double glazed windows to front, rear and side aspects. Base level units. Space for washing machine. Space for tumble dryer. Laminate wood effect flooring.

BEDROOM ONE 13' x 11' (3.96m x 3.35m)

UPVC double glazed window to front aspect. Built in mirrored wardrobes. Radiator.



BEDROOM TWO 12' 6" x 10' 3" (3.81m x 3.12m)

UPVC double glazed bay window to front aspect. Radiator.



SHOWER ROOM 7' x 6' 4" (2.13m x 1.93m)

Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle. Tiled walls. Radiator.



LOFT ROOM 13' 8" x 12' 7" (4.17m x 3.84m)

Double glazed Velux window to rear aspect.
Two eaves storage cupboards. Radiator.

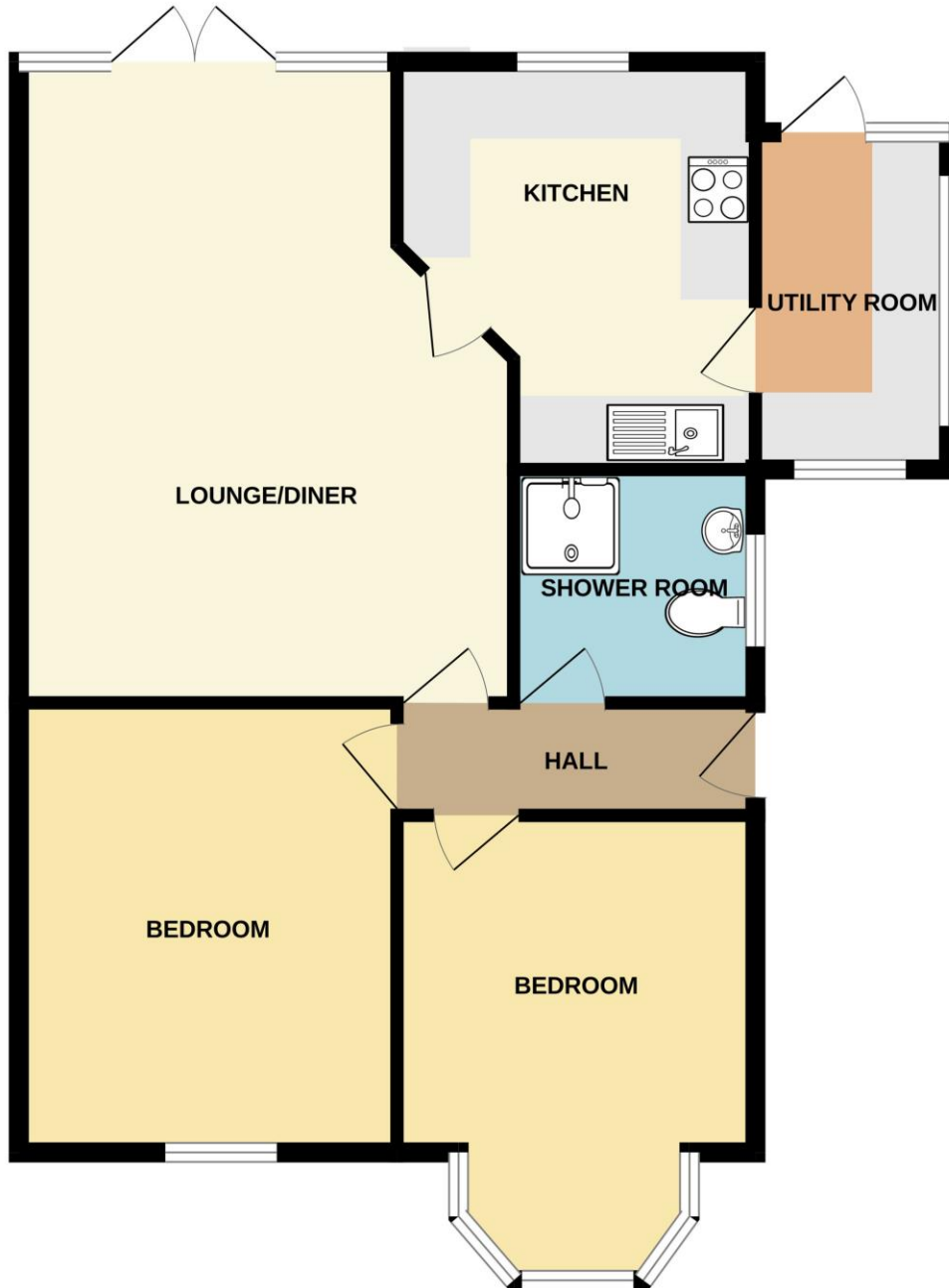


OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent driveway providing off street parking for two vehicles. The remainder is laid to lawn. Carport with gate to rear.

The **REAR GARDEN** is un-overlooked and South backing, measuring approx. 50', and commencing with patio leading to lawn. Established flower beds and shrubs. Gated side access. Fencing to all boundaries.

GROUND FLOOR
777 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.1 sq.m.) approx.

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