

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Galleydene, Hadleigh, Benfleet, SS7 2QA



£725,000

RARELY AVAILABLE

We are privileged to offer for sale this substantial four bedroom detached house situated in a quiet location within easy reach of Hadleigh Castle, Country Park and Town Centre, backing on to and with stunning views across the Thames towards Kent. This impressive property is in catchment for The King John School and benefits from having two reception rooms; conservatory; utility room; study; four good sized bedrooms with ensuite to bedroom one; South backing rear garden; double garage with off street parking for two vehicles and must be viewed. EPC rating - D. Our ref: 15390

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Galleydene, Hadleigh, Benfleet, SS7 2QA

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

RECEPTION HALL 11' 6" x 9' (3.51m x 2.74m)

Stairs to FIRST FLOOR ACCOMMODATION.
Storage cupboard. Radiator. Doors to:



LOUNGE 21' 4" x 11' 5" (6.5m x 3.48m)

UPVC double glazed lead light bay window to front aspect. UPVC double glazed French style doors to CONSERVATORY at rear. Feature fireplace. Two radiators.



CONSERVATORY 19' 2" x 8' 10" (5.84m x 2.69m)

Part brick, part uPVC double glazed conservatory with glorious views over Hadleigh Country Park. French style doors to side providing access to REAR GARDEN. Radiator. Tiled floor.



DINING ROOM 11' 1" x 9' 6" (3.38m x 2.9m)

UPVC double glazed bay lead light window to front aspect. Radiator.



KITCHEN 18' 6" x 13' 4" reducing to 10' (5.64m x 4.06m > 3.05m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window, with blind to remain, to rear aspect. UPVC double glazed patio door, with blind to remain, to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Rangemaster cooker to remain with Rangemaster extractor hood over. Space for dishwasher. Matching central island with cupboards under. Radiator. Karndean flooring.



UTILITY ROOM 8' x 5' (2.44m x 1.52m)

Skimmed ceiling with spotlight insets. Loft access hatch. UPVC double glazed window to front aspect. UPVC double glazed door to side. Full length and base units with roll edged working surfaces. Inset stainless steel sink with chrome mixer tap. Space for washing machine. Space for tumble dryer. Karndean flooring.

STUDY 9' 6" x 8' 7" (2.9m x 2.62m)

UPVC double glazed window, with blind to remain, to rear aspect. Radiator. Range of built in fitted units.



GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to front aspect. Two piece white suite comprising dual flush w/c and wall mounted hand wash basin with tiled splashback and chrome mixer tap. Tiled floor.

FIRST FLOOR LANDING

Built in airing cupboard. Doors to:

BEDROOM ONE 11' 8" x 11' 7" (3.56m x 3.53m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Built in wardrobes. Radiator. Door to:



BEDROOM TWO 12' 1" x 9' 9" (3.68m x 2.97m)

UPVC double glazed lead light window to front aspect. Built in wardrobes, chest of drawers and dressing table. Radiator.



ENSUITE 6' 8" x 4' 3" (2.03m x 1.3m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed lead light window to front aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle. Chrome heated towel rail. Tiled walls. Tiled floor.



BEDROOM THREE 10' 9" x 9' 6" (3.28m x 2.9m)

UPVC double glazed window to rear aspect. Built in wardrobes and dressing table. Radiator.



BEDROOM FOUR 11' 6" reducing to 8' 7" x 7' 10" (3.51m > 2.62m x 2.39m)

UPVC double glazed window to rear aspect.
Radiator.



BATHROOM

Obscure uPVC double glazed window, with blind to remain, to rear aspect. Three piece bedroom suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap and P-shaped bath with shower over. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent block paved driveway providing off street parking for two vehicles and access to **DOUBLE GARAGE**. The remainder is mostly laid to lawn. Pathway to front door. Established flower beds and shrubs. Gated side access.

The **REAR GARDEN** is South backing and backs directly onto Hadleigh Country Park with glorious views across towards the Estuary. Commences with paved patio leading to lawn. Various established flower beds and shrubs. Summerhouse to remain. Gated side access. Fencing to all boundaries.





DOUBLE GARAGE 16' 10" x 16' 10" (5.13m x 5.13m)

With two independent up and over doors.
Obscure double glazed door to side. Obscure window to side. Power and lighting.



GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 sq.m.) approx.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.