

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Scrub Lane, Hadleigh, Benfleet, SS7 2JE



Offers in Excess of £575,000

WILLIAMS and DONOVAN are delighted to bring to the market this stunning three bedroom detached property recently finished to a high specification by the current owners. Immaculately presented throughout, this luxurious property benefits from spacious, open plan ground floor living accommodation; bedroom one measuring 22', with ensuite; two further double bedrooms; lovely 110' rear garden; off street parking for three vehicles to the front; a garage and is in a highly sought after location, being within easy reach of Hadleigh Town Centre; Hadleigh Country Park and Castle; local schools and local nature reserve. EPC rating - D. Our ref: 15824

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Scrub Lane, Hadleigh, Benfleet, SS7 2JE

Accommodation comprises:

Entrance via composite door to:

PORCH

Obscure double glazed windows to front and side aspects. Karndean flooring. Door to:

ENTRANCE HALL

Skimmed ceiling. Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Ornate radiator. Karndean flooring. Oak doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Chrome heated towel rail. Karndean flooring.

LOUNGE 25' 7" x 12' 9" reducing to 10' 8" (7.8m x 3.89m > 3.25m)

Skimmed ceiling. Double glazed window to front aspect. Feature fireplace. Radiator. Karndean flooring. Opening to:



DINING ROOM 18' 8" x 9' 4" (5.69m x 2.84m)

Skimmed ceiling with spotlight insets. Two sets of double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Two radiators. Karndean flooring. Opening to:



KITCHEN 12' 1" x 8' 8" (3.68m x 2.64m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Range of base and eye level units with quartz working surfaces. Inset sink with chrome mixer tap. Inset Neff 5 ring induction hob with extractor hood above and electric oven under. Integrated wine cooler. Integrated fridge/freezer. Integrated dishwasher. Integrated washer/dryer. Karndean flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access with drop ladder. Double glazed window to side aspect. Doors to:

BEDROOM ONE 22' x 11' 8" (6.71m x 3.56m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Oak door to:



ENSUITE 6' 10" x 6' 8" (2.08m x 2.03m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Laminate flooring.

BEDROOM TWO 13' 2" x 11' 4" (4.01m x 3.45m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM THREE 10' 1" x 8' 3" (3.07m x 2.51m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.

BATHROOM 8' 9" x 7' 10" (2.67m x 2.39m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower over. Chrome heated towel rail. Part tiled walls. Laminate flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a stone shingle driveway providing off street parking for three vehicles and access to **GARAGE** via double opening gates to side.

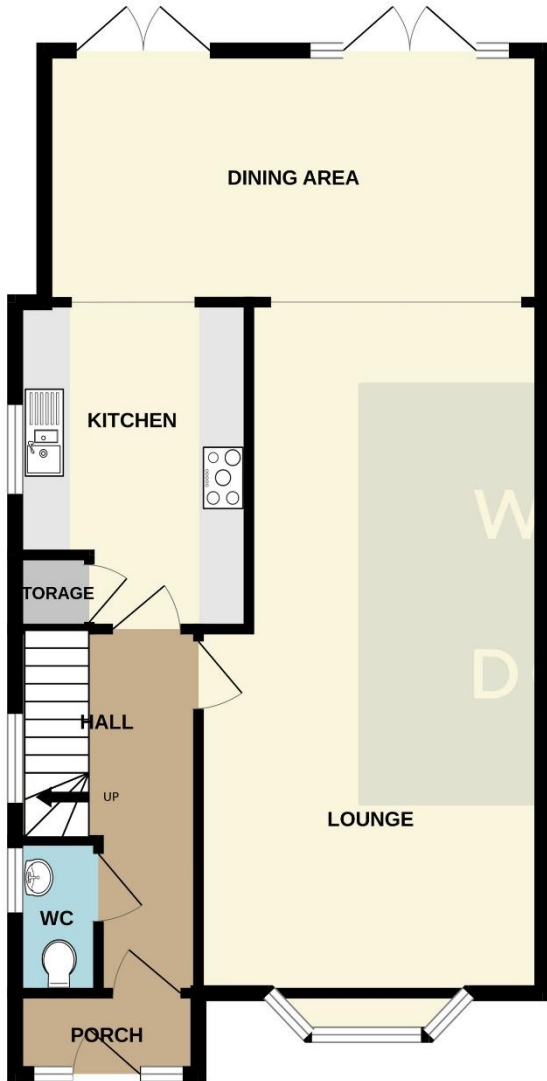
The **REAR GARDEN** measures approx. 110' and commences with paved patio leading to extensive lawned area. Sleeper flower beds with mature shrub planting. Outside tap. Exterior power and lighting.



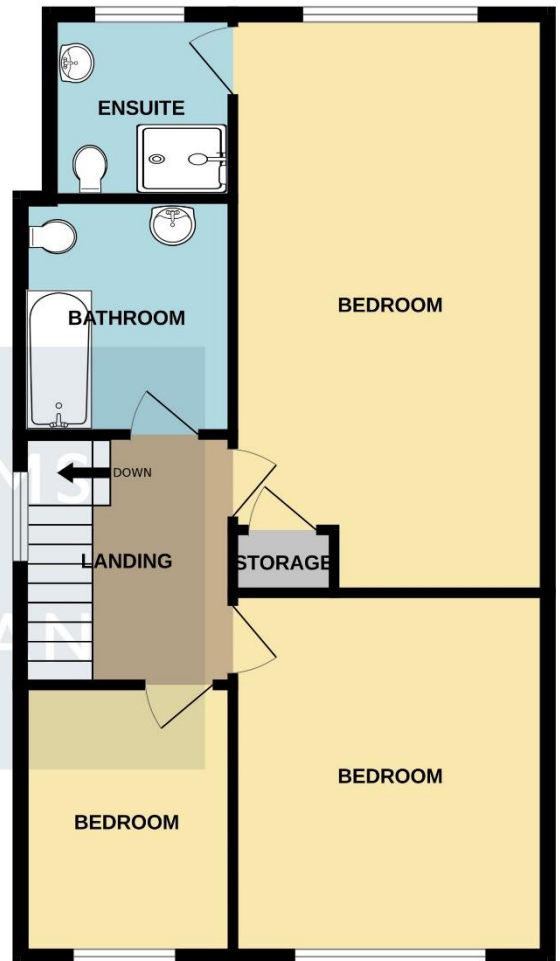
GARAGE

With up and over door. Power and lighting. Double glazed window to side aspect. Double glazed door to **REAR GARDEN**.

GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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