

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Elm Road, Hadleigh, Benfleet, SS7 2AH



£475,000

WILLIAMS and DONOVAN are pleased to offer for sale this beautifully presented three bedroom detached bungalow, conveniently situated a short walking distance from Hadleigh Town Centre; The King John School and other local primary schools, and from Hadleigh Castle and Country Park. The property benefits from having a modern kitchen with integrated appliances; 20' 5" lounge; conservatory; bathroom and shower room; West backing rear garden; garage and off street parking for two vehicles.

EPC rating - D. Our ref: 15097

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



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Accommodation comprises:

Entrance via a composite front door to:

HALLWAY

Loft hatch with drop ladder (we understand from the vendor that the loft is boarded and insulated). Storage cupboard housing Ideal combi boiler. Radiator. Laminate wood effect flooring. Doors to:

LOUNGE 20' 5" x 14' (6.22m x 4.27m)

Coved and skimmed ceiling. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Two uPVC double glazed windows to rear aspect. Radiator. Laminate wood effect flooring.

KITCHEN 14' x 9' 8" (4.27m x 2.95m)

Coved and skimmed ceiling. UPVC double glazed door to CONSERVATORY. Dual aspect uPVC double glazed windows, with fitted blinds, to side and rear aspects. Range of base units with square edged granite working surfaces and tiled splashbacks. Inset butler sink with chrome mixer tap. Elan Rangemaster cooker. Integrated Bosch washing machine. Integrated Bosch dishwasher. Space for fridge/freezer. Tiled floor.

CONSERVATORY 12' 8" x 12' 7" (3.86m x 3.84m)

UPVC double glazed windows, with fitted blinds, to sides. UPVC double glazed French style doors leading to REAR GARDEN. Radiator. Tile effect flooring.



BEDROOM ONE 12' plus wardrobes x 11' 5" into bay (3.66m x 3.48m)

Coved and skimmed ceiling. Dual aspect uPVC double glazed windows, with fitted blinds, to front and side aspects. Fitted wardrobe. Laminate wood effect flooring. Radiator.



BEDROOM TWO 10' x 8' 5" plus wardrobes (3.05m x 2.57m)

Coved and skimmed ceiling. UPVC double glazed window, with fitted blinds, to side aspect. Fitted mirror fronted wardrobes. Radiator. Laminate wood effect flooring.



BEDROOM THREE 8' 7" x 8' 4" (2.62m x 2.54m)

Coved and skimmed ceiling. UPVC double glazed window, with fitted blinds, to front aspect. Radiator. Laminate wood effect flooring.



BATHROOM

Coved and skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Heated towel rail. Tiled walls. Laminate flooring.



SHOWER ROOM

Coved and skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and double shower cubicle. Heated towel rail. Tiled walls. Laminate flooring.



OUTSIDE OF PROPERTY:

The property sits on a corner plot, with a wrap around garden to **FRONT** and side. This comprises a lawn area with block paved pathway to front door. Various flower beds with a variety of shrubs and plants. Brick retaining walls to front and side. Parking area to the front for two vehicles with double opening gates.

The landscaped **REAR GARDEN** is West backing with paved patio area and pathways leading to attractive seating area. Various well stocked flower

beds, planted with various fruit trees, mature shrubs and flowers.



GARAGE at rear of the property with double opening doors, power and lighting.



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.