



STUART THOMAS  
ESTATES



- WALKING DISTANCE HADLEIGH TOWN CENTRE
- OFF STREET PARKING
- NO ONWARD CHAIN
- WELL FITTED KITCHEN

59 Church Road, Hadleigh, Benfleet, Essex , SS7 2DW

£350,000

This delightful bungalow is situated in a prime location in the heart of Hadleigh within walking distance of numerous local amenities, close to shops, schools, cafes and restaurants. Excellent transport links such as Benfleet and Leigh-on-Sea train station are just a short drive away.



## Property Description

### HALL

Entrance hall with mosaic tiled floor, window to side.

### BEDROOM

A good size master bedroom with a UPVC double glazed bay window to the front of the property. Radiator. Carpet. Door to:

### ENSUITE

3 piece white suite comprising a low level wc, a walk in shower, pedestal wash hand basin with a wall mounted vanity mirrored cupboard over. Double glazed window to side. Black tiled flooring.

### WALK IN WARDROBE

Walk in wardrobe with hanging rail. Access to fuse box. Carpet.

### LOUNGE

A large bright lounge. Two UPVC double glazed windows to side. Two radiators. Carpet. Ornate fire surround with inset gas fire and marble hearth. Smooth plastered ceiling. Two wall light points.

### KITCHEN/DINER

This shaker style well fitted kitchen diner comprises an extensive range of eye and base level units with soft close doors and ornate corning with wood effect work surfacing over, 1.5 bowl right hand drainer sink with mixer tap and tiled splash backs. Built in electric fan assist oven, four ring gas hob and concealed extractor cooker hood over. Tiled flooring, single radiator. UPVC double glazed window to rear. Smooth plastered ceiling with sky light and inset flush spotlights.





#### BATHROOM

A very attractive bathroom with UPVC double glazed obscure window to side, four piece suite comprising of a claw footed free standing bath with shower attachment, fully tiled to all visible walls, wash hand basin and low level w.c, vinyl flooring, smooth plastered ceiling with inset flush spotlights. Wall mounted towel rail. Radiator.

#### UTILITY AREA

Tiled floor. Wall mounted boiler. Eye level cupboard. Space for washing machine, tumble dryer and fridge.

#### CONSERVATORY

A large UPVC double glazed conservatory. Tiled floor. Radiator. Double glazed patio doors lead to the:

#### REAR GARDEN

Lovely rear garden commencing with a patio area with the remainder laid to lawn. A range of well stocked flowers, shrubs and trees. Concrete pathway leads to the rear of the garden with a shed and patio area.

#### AGENTS NOTES

- Tenure Freehold
- Castle Point Borough Council
- Council Tax Band C

#### NB

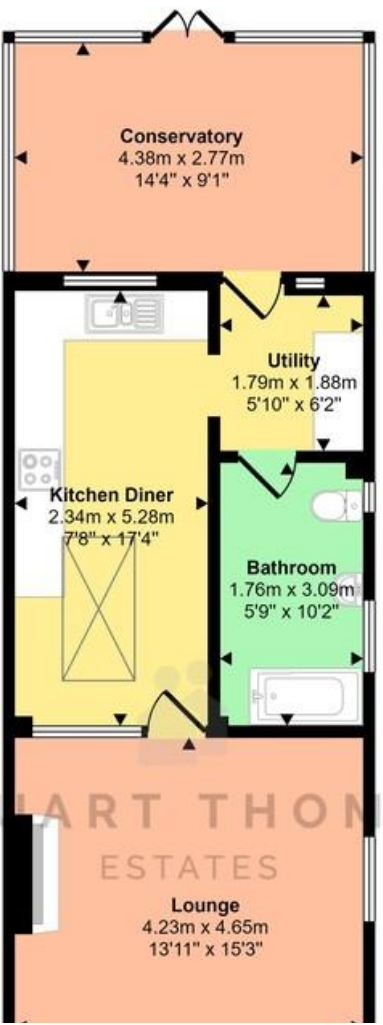
We understand there was minimal subsidence to the front of the property in 2022 as a result of drying shrinkage caused by cypress trees, which were removed.

Repairs were carried out, certificate of structural adequacy is available for applicants to view upon



request."

Approx Gross Internal Area  
79 sq m / 845 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements