



STUART THOMAS  
ESTATES



- WEST FACING GARDEN
- COSY & QUIRKY
- GOOD SIZE CONSERVATORY
- OFF STREET PARKING

20 Southfield Drive, Hadleigh, Essex, SS7 2NT

Guide Price £310,000

A COSY and WELL PRESENTED semi detached 2 bedroom bungalow in a popular and convenient location. With a MODERN fitted kitchen. FEATURE FIREPLACE in lounge and a GOOD SIZE conservatory overlooking the WEST BACKING rear garden. MUST BE VIEWED.



## Property Description

### HALL

Entrance door leads to the entrance hall. Radiator, access to the loft.

### LOUNGE

10' 09" x 9' 11" (3.28m x 3.02m) This cosy lounge room has a feature fireplace and access to the good size conservatory.

### KITCHEN

7' 06" x 5' 09" (2.29m x 1.75m) A modern kitchen with units at eye and base level with work surfaces over. A stainless steel sink unit with a mixer tap over. Integrated Fridge. Electric oven and hob with extractor fan over. Glazed door leads to the conservatory.

### CONSERVATORY

15' 03" x 8' 06" (4.65m x 2.59m) A lovely bright conservatory. Space for washing machine and tumble dryer with a solid wood work top over. Cupboard. Doors lead to the rear garden. Radiator.

### BEDROOM ONE

9' 11" x 8' 04" (3.02m x 2.54m) A lovely room with fitted wardrobes. Double glazed window to the front, radiator.

### BEDROOM TWO

11' 03" x 10' 00" (3.43m x 3.05m) A lovely and bright room with lead light bay window to the front.

### SHOWER ROOM

Modern Shower Room with a shower cubicle. A low level WC. A vanity wash hand basin with cupboard under. Heated Towel Rail. Radiator. Extractor fan. Fully tiled to all visible walls.





#### REAR GARDEN

APPROX 70FT unmeasured. West Backing Rear Garden. This secluded rear garden backs west and is laid to lawn with established borders. Shed. Paved patio. Decking. Side access to the front.

#### OFF STREET PARKING

#### AGENT NOTES

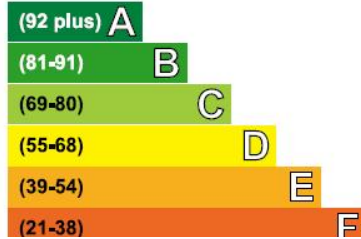
The current owners advised they had a new combi boiler fitted just over a year ago.





## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
58	89

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.