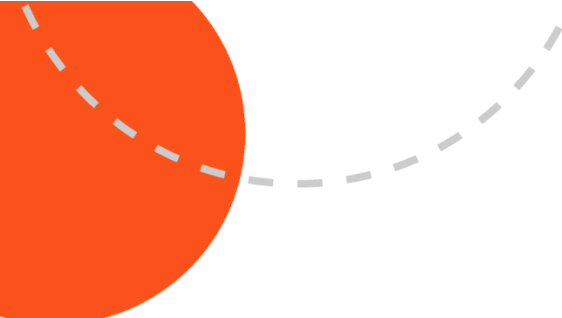




Burlington Gardens, Hadleigh, Essex, SS7 2JJ
2 bedroom semi-detached bungalow / £525,000 / t. 01702 555888

amos



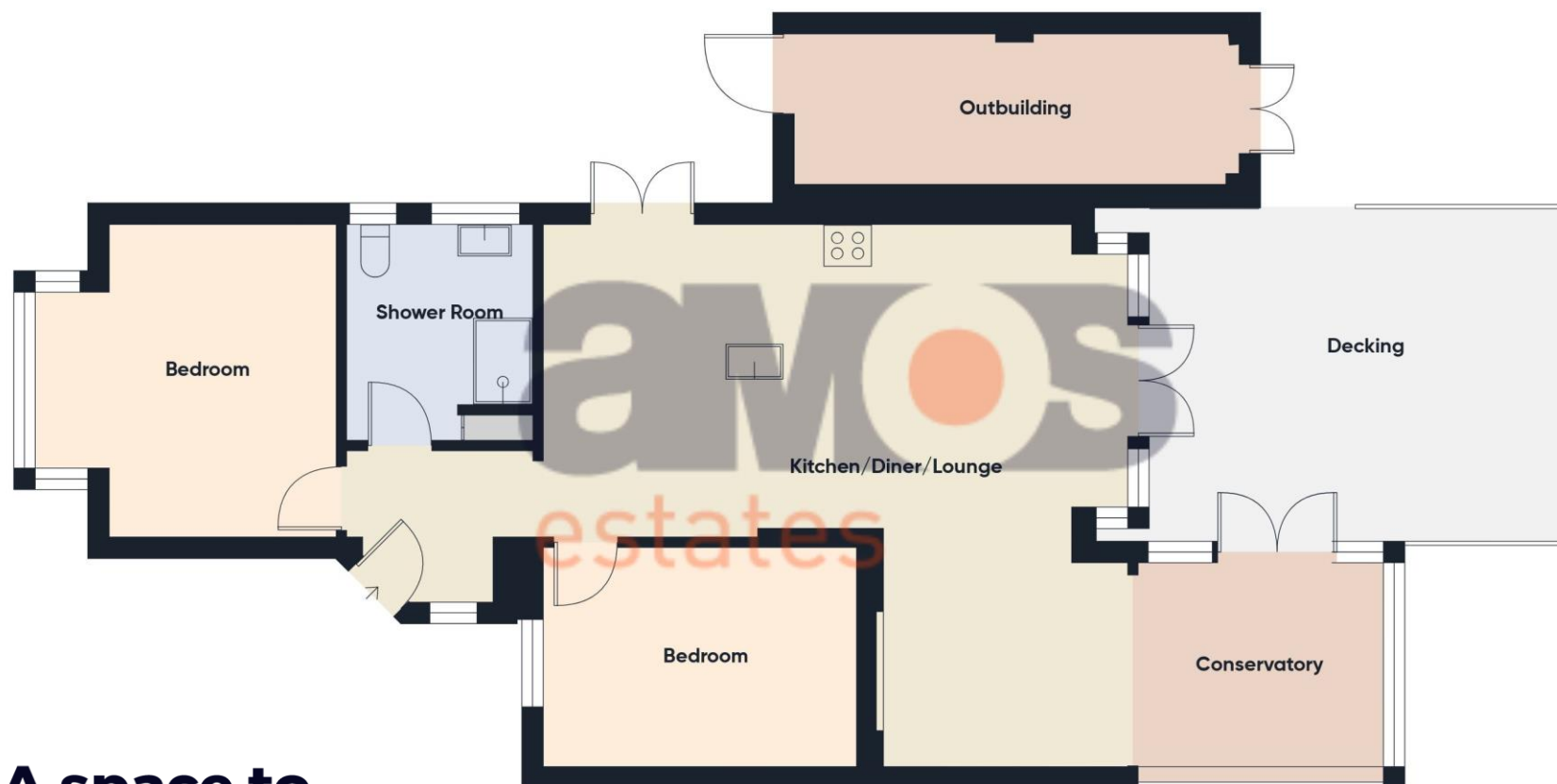
Situated in the ever sought after 'Burlington Gardens' within Hadleigh is this beautiful **two bedroom** semi detached bungalow. Boasting stunning fitted kitchen/diner open plan to lounge, conservatory, good size bedrooms and a luxury shower room together with landscaped south facing rear garden, summer cabin, outbuilding and off street parking to front.

Tucked away within the quiet yet highly convenient Burlington Gardens on the Hadleigh/Leigh borders, the property is within easy reach of local woodland, Hadleigh Town Centre and Leigh mainline station, offering direct links into London Fenchurch Street. The home also falls within the catchment area for highly regarded Hadleigh Infant and Junior Schools.

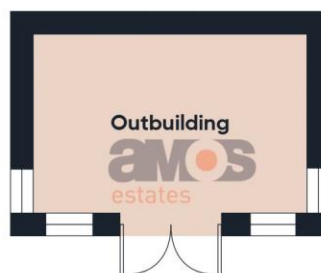
Early viewing is highly recommended to fully appreciate this immaculate family home.

Find us on





Ground Floor Building 1



Ground Floor Building 2

**A space to
call home.**

Approximate total area⁽¹⁾

1132 ft²

105.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Highlights

- \ Spacious Two Bedroom Semi Detached Bungalow
- \ High Quality Finish Throughout
- \ Stunning Kitchen/Diner Open Plan To Lounge
- \ Conservatory
- \ Good Size Bedrooms
- \ Luxury Shower Room
- \ Landscaped South Facing Rear Garden
- \ Summer Cabin & Outbuilding
- \ Off Street Parking
- \ Extremely Sought After Turning
- \ Hadleigh/Leigh Borders
- \ Close To Woods, Parks & Hadleigh Town
- \ Excellent School Catchments
- \ Council Tax Band – C



Attractive entrance door opening to:

**Entrance Hall **

LVT flooring, radiator, smooth plastered and coved ceiling with inset spotlights, upvc obscure double glazed leadlight window to side, doors to accommodation off and open to:

**Kitchen/Diner/Lounge 24'3 x 23' 'L' Shaped Maximum Measurements **

Beautifully appointed and bespoke kitchen/diner comprising Butler style sink with extendable mixer tap and moulded drainer inset into range of Quartz worktops with cupboards and drawers beneath and matching eye level units, integrated AEG combi microwave/oven, integrated double length fridge and freezers, integrated dishwasher, wine chiller, inset AEG induction hob with extractor above, integrated washing machine, breakfast bar facility, power points, radiator, smooth plastered and coved ceiling with inset spotlights, LVT flooring, upvc double glazed French doors to side leading to sideways, upvc double glazed windows to rear with central French doors leading to rear garden, loft access hatch leading to fully boarded loft, open plan to the lounge area having LVT flooring, power points, smooth plastered and coved ceiling, open plan to:

**Conservatory 10'1 x 8'11 **

LVT flooring, upvc double glazed windows to sides and rear, LVT flooring, power points, upvc double glazed French doors to side leading to garden, remote controlled fire.

**Bedroom One 13'2 x 12'8 **

Upvc double glazed square bay window to front with shutters, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

**Bedroom Two 13'7 x 9'4 **

Upvc double glazed window to front with shutters, fitted carpet, power points, smooth plastered and coved ceiling.





estates



Shower Room 9'3 x 7'9 \

Stunning three piece suite comprising shower cubicle with drench style showerhead above and separate handheld attachment, push button WC, vanity wash basin with mixer tap and storage below, radiator, tiled flooring, part tiled walls, smooth plastered and coved ceiling with inset spotlights, upvc obscure double glazed windows to side.

Rear Garden \

A lovely south facing rear garden commencing with elevated decking providing excellent outside seating/entertaining facility, steps down to established lawn with patio adjacent, summer cabin with outside lighting and power, flowerbeds, fencing to borders, access to:

Outbuilding \

Excellent feature which can be used for a variety of purposes. Having fitted carpet, power points, smooth plastered ceiling with inset spotlights, door to and from front, upvc double glazed French doors leading to rear garden.

Front Garden \

Block paved driveway providing off street parking.

PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

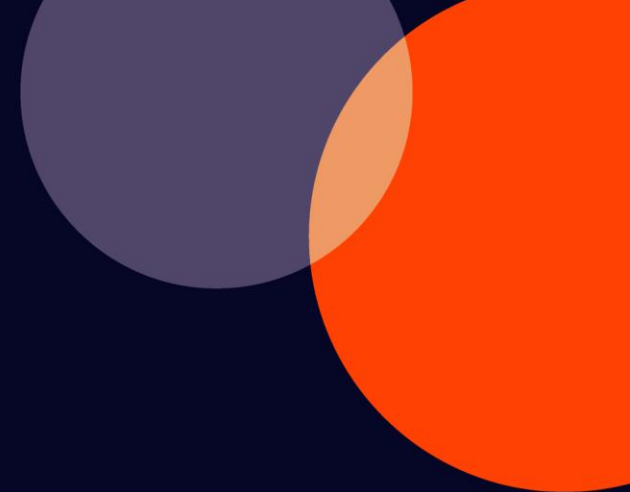
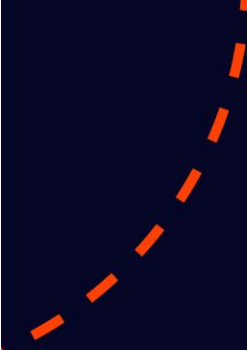
Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.









at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosestates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosestates.com

[amosestates.com](https://www.amosestates.com)

