

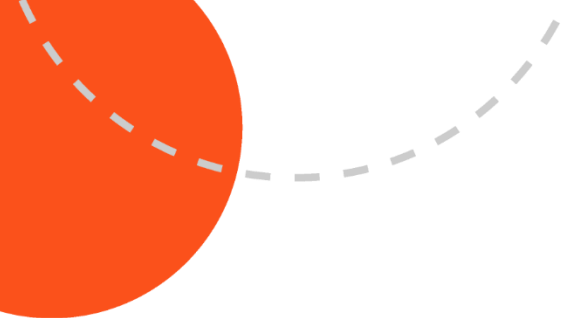


Benfleet Road, Hadleigh, Essex, SS7 1QH

4 bed semi-detached house / Guide Price £650,000 - £700,000 / t. 01702 555888

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Situated along the prestigious Benfleet Road, one of Essex's most highly regarded residential turnings, is this impressive **four bedroom** semi detached family home, arranged over three floors. Blending modern trends whilst retaining charm and character, the property offers spacious and versatile accommodation, including a stunning open plan lounge/kitchen/diner, a generous conservatory and a modern ground floor W.C. There are four well proportioned bedrooms arranged across the first and second floors, complemented by a luxurious four piece family bathroom.

Externally, the property boasts a lovely secluded rear garden, with vehicular access available from the front garden providing further parking, a detached garage currently divided into two sections and off street parking to the front. The property also offers excellent potential for further extension, subject to the necessary planning consents.

The location is ideal for families, being the catchment area for the highly regarded Hadleigh Primary and King John School, which is just a stone's throw away. Hadleigh Country Park, USP College and Hadleigh town centre are all within walking distance, offering an excellent choice of shops, cafés and supermarkets. For commuters, Benfleet mainline railway station is also nearby, providing direct links into London Fenchurch Street.



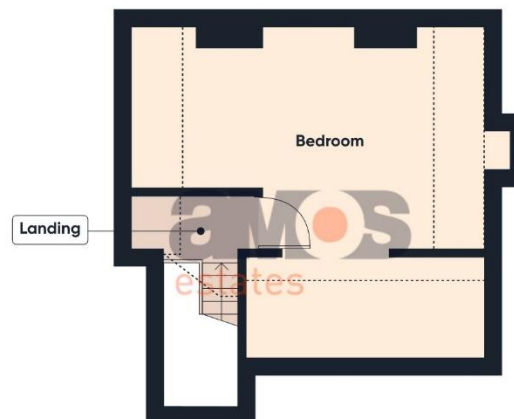
**A space to
call home.**



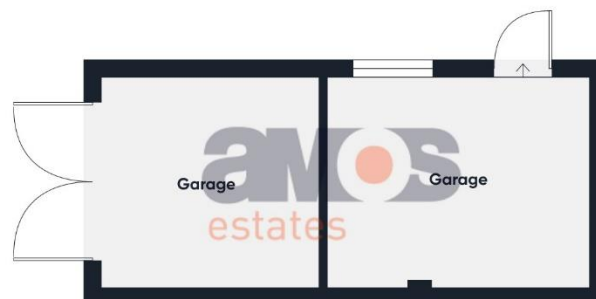
Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

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estates

Approximate total area⁽¹⁾

1787 ft²

165.9 m²

Reduced headroom

116 ft²

10.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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Highlights

- \ Bright & Spacious Four Bedroom Semi Detached Family Home
- \ Beautifully Finished
- \ Set Over Three Floors
- \ Stunning Open Plan Lounge/Kitchen/Diner
- \ Conservatory
- \ Modern Ground Floor W.C
- \ Good Size Bedrooms
- \ Luxury Four Piece Bathroom Suite
- \ Secluded Rear Garden With Vehicular Access To & From Front
- \ Detached Garage
- \ Off Street Parking For Numerous Vehicles
- \ Scope For Further Extension (subject to consent)
- \ Hadleigh Infant/Junior & King John School Catchments
- \ Easy Reach Of Benfleet Mainline Station
- \ Close To Hadleigh Town & Hadleigh Country Park
- \ Council Tax Band
- \ EPC – TBC



Double glazed French doors opening to entrance porch, tiled flooring, attractive obscure leadlight glazed entrance doors opening to entrance hall.

**Entrance Hall **

Herringbone style flooring, radiator, smooth plastered ceiling, power points, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage area, door to ground floor WC and open to lounge/kitchen/diner.

**Lounge Kitchen Diner 30'9 x 19'8 'L' Shaped Maximum Measurements **

Commencing with luxury fitted kitchen comprising Butler style sink inset into quartz worktops with cupboards and drawers beneath and matching eye level units, integrated Neff double oven, integrated wine chiller, integrated fridge and freezer, inset four ring gas hob with chimney style extractor above, breakfast bar facility, integrated dishwasher, cupboard housing combination boiler, uPVC double glazed window to side, door leading to conservatory, Herringbone style flooring, power points, smooth plastered ceiling, open planned to lounge diner, having continuation of Herringbone style flooring, uPVC double glazed leadlight bay window to front, two radiators, power points, TV point, smooth plastered ceiling, two feature fireplaces both with granite hearth and timber surround, French doors leading to conservatory.

**Conservatory 17'11 x 12'1 **

Tiled flooring, radiator, double glazed windows to sides and rear, double glazed French doors leading to rear garden, power points.

**Ground Floor WC **

Modern two piece suite comprising push button WC, wash basin with chrome mixer tap, radiator, tiled flooring, obscure window to side, extractor, smooth plastered ceiling.





**Landing **

Fitted carpet, power points, radiator, smooth plastered ceiling, carpeted stairs with timber balustrade leading to second floor, large utility cupboard housing space and plumbing for a washing machine and tumble dryer, doors to accommodation off.

**Bedroom One 16'8 x 11'9 **

uPVC double glazed leadlight bay window to front, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bedroom Two 13' x 11'9 **

uPVC double glazed window to rear, fitted carpet, radiator, power points.

**Bedroom Three 7'7 x 5'3 **

uPVC double glazed leadlight window to front, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bathroom 8'11 x 7'4 **

Stunning four piece suite comprising freestanding bath with chrome mixer tap, his and hers vanity wash basins with chrome mixer taps and storage below, large walk-in shower with drench style showerhead above and separate handheld attachment, push button WC, tiled flooring, partly tiled walls, heated towel radiator, smooth plastered ceiling, extractor, uPVC obscure double glazed window to rear.

**Second Floor Landing **

Fitted carpet, smooth plastered ceiling, door to bedroom four.

**Bedroom Four 18'7 x 17'6 Maximum Measurements **

Fitted carpet, three Velux windows, power points, smooth plastered ceiling, radiator.





**Rear Garden **

A lovely secluded rear garden measuring approximately 60ft in depth extending to approximately 100ft. Commencing with decking providing outside seating area, the remainder laid to established lawn, flowerbeds, fencing to borders, outside power points, outside tap, large block paved sideway with timber double gates to front providing vehicular access and further parking, access to:

**Detached Garage **

Converted garage which can be used for a variety of purposes, currently split into two sections as follows -

**Storage Facility 11'3 x 11'2 **

Double doors to front, power and light connected.

**Studio/Music Room 13'6 x 11'2 **

Personal door to and from garden, power and light connected.

**Front Garden **

Large block paved driveway providing ample off street parking with retaining brick wall to front.





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