

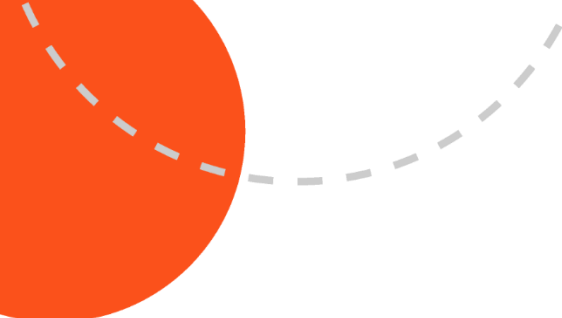


Falbro Crescent, Hadleigh SS7 2SE

3 bed semi detached house / £1,400 pcm / t. 01702 555888





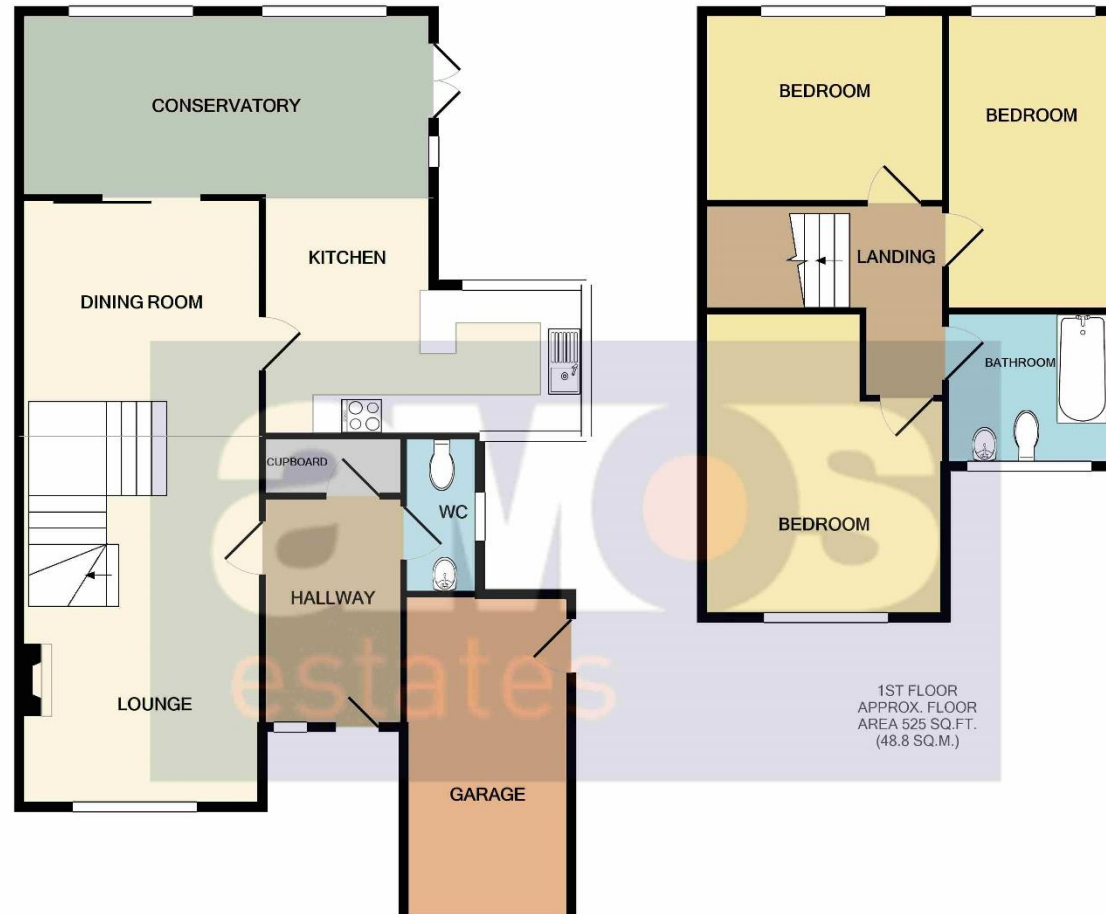


Offered to let is this sizable **three bedroom** semi detached family home set within a sought after location in Central Hadleigh. Offering an open plan lounge/diner, large modern kitchen with breakfast area, conservatory, three generous size bedrooms and modern three piece bathroom suite. With front and rear gardens, garage and off street parking for several vehicles. Available January.

Find us on



**A space to
call home.**



GROUND FLOOR
APPROX. FLOOR
AREA 920 SQ.FT.
(85.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1445 SQ.FT. (134.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Highlights

/ Large Three Bedroom Semi Detached House

/ Lounge/Diner 26'02 x 11'08

/ Kitchen 14'11 x 11'02

/ Conservatory 18'10 x 9'00

/ Ground Floor Cloakroom

/ Bedroom One 12'01 x 9'04

/ Bedroom Two 11'07 x 9'06

/ Bedroom Three 11'07 x 8'05

/ Bathroom 9'03 x 5'08

/ Good Size Rear Garden

/ Garage & Off Street Parking

/ Great Location

/ Views Over Westwood



**Lounge/Diner **

26'02 x 11'08

Double glazed window, patio doors, wood effect flooring, power points, radiator, stairs to first floor.

**Kitchen **

14'11 x 11'02

Lovely kitchen comprising ample units to eye and base level, work surfaces incorporating sink and drainer unit, part tiled walls, tiled flooring, power points, breakfast bar space, ample double glazed windows.

**Conservatory **

18'10 x 9'00

Windows to rear, wood effect flooring, power points.

**Ground Floor Cloakroom **

Obscure double glazed window, low flush WC, wash basin, tiled flooring, tiled walls.

**Bedroom One **

12'01 x 9'04

Double glazed window, wood effect flooring, power points, radiator.

**Bedroom Two **

11'07 x 9'06

Double glazed window, wood effect flooring, power points.

**Bedroom Three **

11'07 x 8'05

Double glazed window, wood effect flooring, power points, radiator.

**Bathroom **

9'03 x 5'08

Obscure double glazed window, three piece suite comprising panelled bath with shower, wash basin, low flush WC, tiled flooring, part tiled walls.



**Rear Garden **

A West backing rear garden with paved area and steps leading to laid lawn, shrub borders and shed.

**Front Garden **

Lawn area with shrub borders, paved driveway providing off street parking.

**Location **

Set within a central Hadleigh location and a short distance to the Town Centre and High Street shopping facilities, John Burroughs Park and Playground, West Wood, and several local schools including West Wood Primary and near by King John Secondary School.

**Available From January \ Full Referencing Required \ EPC On Order **







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@amosstates.com

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

amosstates.com

