

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Beech Road, Hadleigh, Benfleet, SS7 2AZ



GUIDE PRICE £400,000 - £425,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this recently fully refurbished Edwardian double fronted three bedroom character property situated in a central Hadleigh location within easy reach of town centre, Hadleigh Castle and Country Park. Benefitting from having two spacious reception rooms, stunning kitchen/diner; shower rooms to both floors; off street parking to the front and South West backing rear garden, the property has been refurbished to a high standard throughout, including a new gas central heating system and new roof. EPC rating - D. Our ref: 15253

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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Beech Road, Hadleigh, Benfleet, SS7 2AZ

Accommodation comprises:

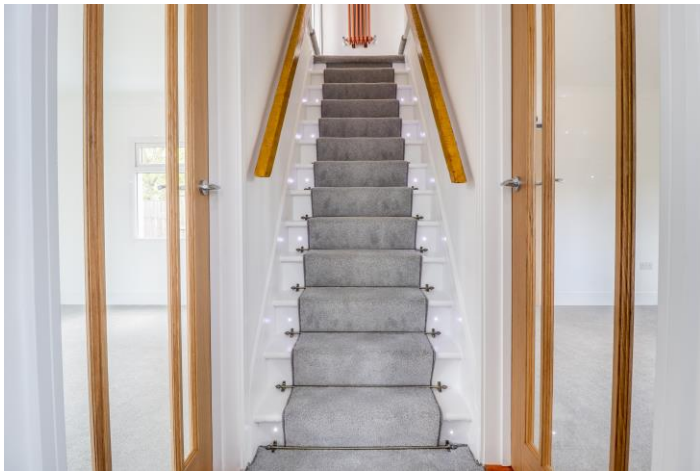
Entrance via composite entrance door to:

PORCH

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed windows to both side. Coir matting. Opening to:

RECEPTION HALL

Coved and skimmed ceiling. Inset spotlight. Stairs to FIRST FLOOR ACCOMMODATION with bespoke oak hand rails. Newly fitted carpet. Part glazed oak doors to:



LOUNGE 14' 9" into bay x 11' (4.5m x 3.35m)

Coved and skimmed ceiling. UPVC double glazed bay window to front aspect. Further uPVC double glazed window to rear aspect. Radiator. Newly fitted carpet.



2ND RECEPTION ROOM/DINING ROOM 11' 7" x 10' 8" (3.53m x 3.25m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Feature fireplace with oak surround and tiled hearth. Storage cupboard. Newly fitted carpet. Oak sliding door to:



KITCHEN/DINER 15' 3" x 11' 10" (4.65m x 3.61m)

Coved and skimmed ceiling. UPVC double glazed windows to both sides. UPVC double glazed door to side providing access to REAR GARDEN. Newly fitted range of base, eye level and drawer units. Square edged working surfaces. Matching upstands. Inset sink drainer with chrome mixer tap. Inset 4 ring induction hob with extractor over, oven under and feature glass splashback. Integral fridge/freezer. Integral slimline dishwasher. Integral washing machine. Cupboard housing combination boiler. Oak door to:



GROUND FLOOR SHOWER ROOM

Coved ceiling. Inset spotlights. Obscure uPVC double glazed window to rear aspect. Newly fitted three piece white suite comprising close coupled w/c, vanity mounted wash hand basin with chrome mixer taps and shower cubicle with wall mounted shower. Chrome heated towel rail.

FIRST FLOOR LANDING

Coved and skimmed ceiling. Feature vertical copper radiator. Newly fitted carpet. Oak doors to:

BEDROOM ONE 11' 8" x 11' 1" (3.56m x 3.38m)

Coved and skimmed ceiling. UPVC double glazed window to front. Further uPVC double glazed window to rear aspect. Storage cupboard. Radiator. Newly fitted carpet.



BEDROOM TWO 10' 10" x 8' 8" (3.3m x 2.64m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Loft access. Radiator. Newly fitted carpet.

BEDROOM THREE 7' 4" x 6' 2" (2.24m x 1.88m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Newly fitted carpet.

FIRST FLOOR SHOWER ROOM

Skimmed ceiling. Inset spotlights. Obscure uPVC double glazed window to front aspect. Newly fitted three piece white suite comprising close coupled w/c, vanity mounted wash hand basin with chrome mixer taps and shower cubicle with wall mounted shower. Chrome heated towel rail. Tiled floor.



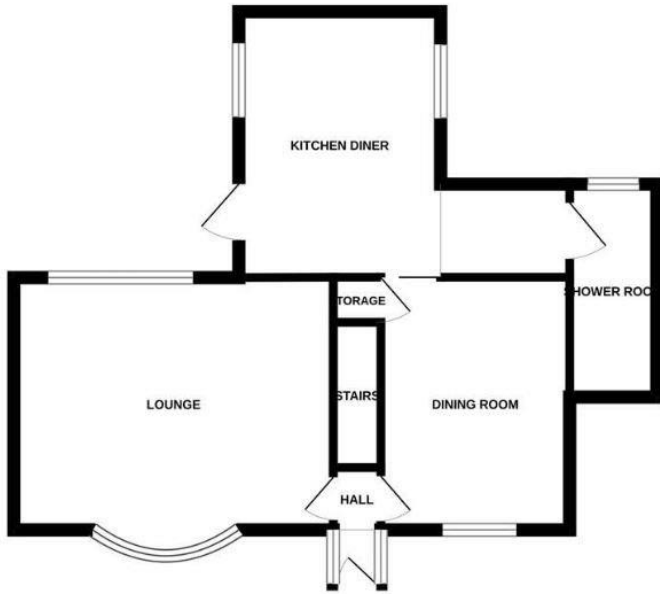
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a newly laid block paved driveway providing off street parking. Shingle area. Cherry blossom tree. Picket fencing to front boundary.

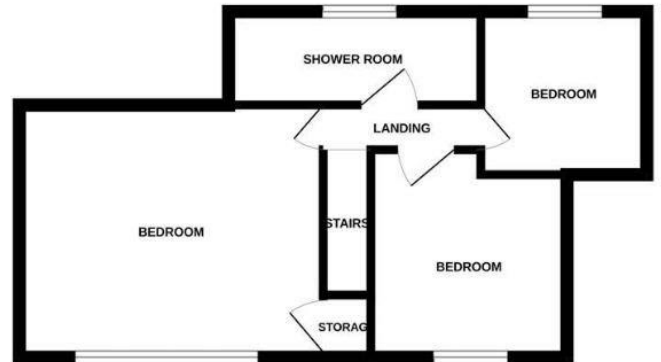
The **REAR GARDEN** is South West backing and commences with a newly laid block paved patio area leading to lawn. Shed to remain. Mature trees and shrubs. Fencing to all boundaries. Gated side access.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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