

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Willow Walk, Hadleigh, Benfleet, SS7 2RW



**£300,000**

### **\*ATTENTION LANDLORDS\***

Offered for sale with tenant in situ, is this two bedroom terraced property, located in a cul-de-sac Hadleigh turning, within easy reach of Hadleigh Town Centre and short walking distance of The OFSTED outstanding Westwood Academy and The King John School. The property benefits from having a lounge measuring 13' 4"; kitchen/diner measuring 15'; two double bedrooms and garage in nearby block.  
Council Tax Band - C. EPC rating - D. Our ref: 14685

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

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# Willow Walk, Hadleigh, Benfleet, SS7 2RW

Accommodation comprises entrance door to:

## HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Door to:

## LOUNGE 13' 4" x 12' reducing to 8' 6" (4.06m x 3.66m > 2.59m)

Skimmed ceiling with inset spotlights. Double glazed window to front aspect. Radiator. Door to:



## KITCHEN/DINER 15' 1" x 11' 8" (4.6m x 3.56m)

Skimmed ceiling with inset spotlights. Double glazed window to rear aspect. Double glazed patio doors providing access to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset sink drainer with chrome mixer tap. Inset 4 ring gas hob with extractor fan over. Built in oven. Space and plumbing for washing machine. Space for fridge freezer. Under stairs storage cupboard.



## FIRST FLOOR LANDING

Skimmed ceiling. Doors to:

## BEDROOM ONE 12' 2" x 11' 9" (3.71m x 3.58m)

Double glazed windows to front aspect. Radiator. Storage cupboard.



**BEDROOM TWO 12' 10" x 9' (3.91m x 2.74m)**

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Storage cupboard.



**BATHROOM 7' 3" x 6' (2.21m x 1.83m)**

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and panelled bath with overhead shower. Extractor fan. Storage

cupboard. Tiled walls. Chrome heated towel rail.



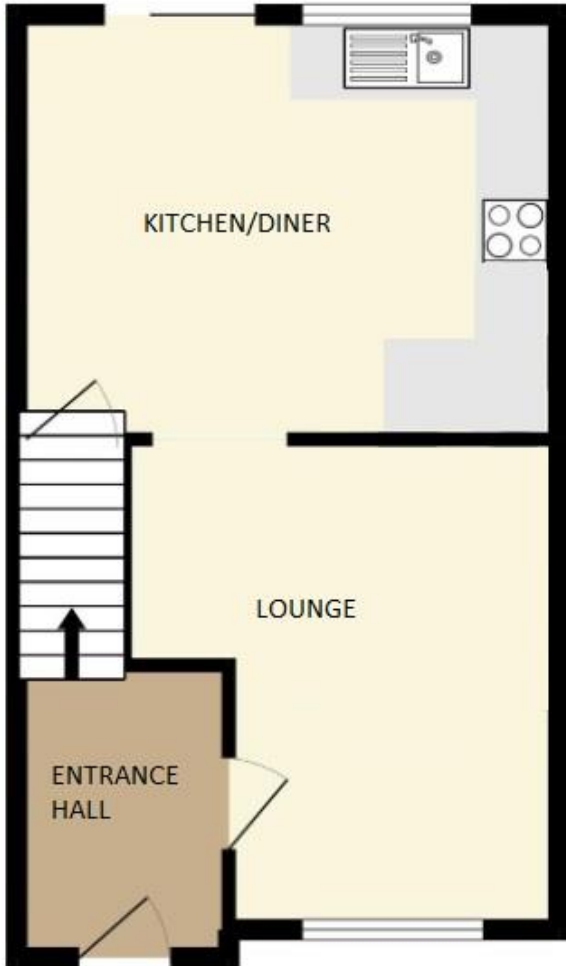
**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a small, paved area and steps to front door.

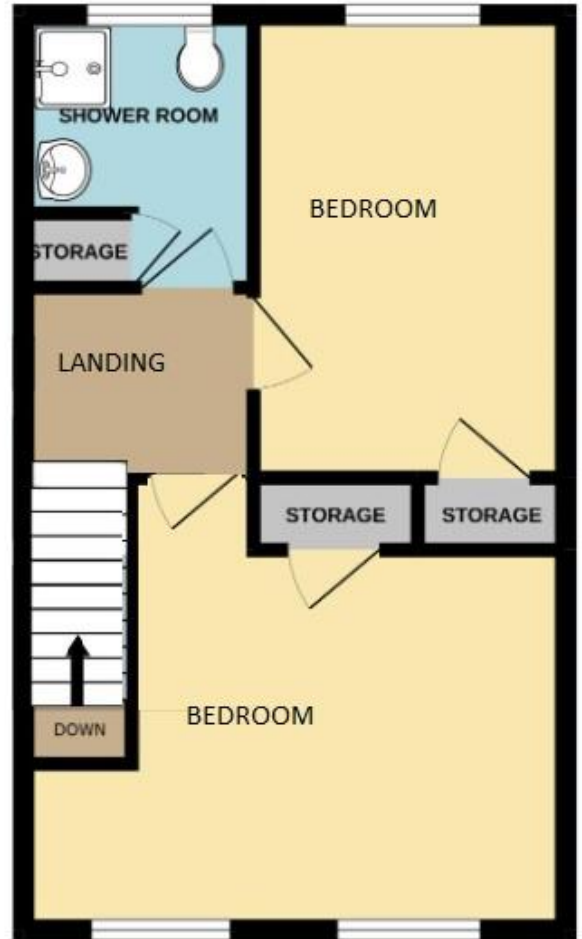
The **REAR GARDEN** measures approx. 24' and commences with paved patio leading to lawn. Fencing to all boundaries. Gate to rear providing access to **GARAGE** in nearby block, with up and over door.



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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