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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Church Road, Hadleigh, Benfleet, SS7 2DQ



GUIDE PRICE £600,000 - £630,000

Situated in the heart of Hadleigh, close to local schools and a short stroll from the Town Centre with its myriad of shops and cafes, is this four/five bedroom end terraced home, which was formerly two separate houses. Dating back to Victorian times and with many character features, this property currently offers a spacious lounge; family room; study/bedroom; four double bedrooms to first floor; family bathroom with two separate cloakrooms; two loft rooms; large garage and South backing rear garden measuring approx. 75'. EPC rating - D. Our ref: 16225

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Church Road, Hadleigh, Benfleet, SS7 2DQ

Accommodation comprises:

Entrance to:

HALLWAY

Skimmed ceiling. Window to front aspect. Doors to:

LOUNGE 24' 5" x 13' 10" reducing to 10' 2" (7.44m x 4.22m > 3.1m)

Smooth ceiling. Triple glazed window to rear aspect. Double glazed box bay window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage. Feature brick fireplace. TV point for wall mounted flatscreen TV. Two radiators. Door to:



KITCHEN 12' 3" x 9' 7" (3.73m x 2.92m)

Triple glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset double sink bowl drainer. Inset 4 ring gas hob with extractor over. Built in AEG double electric oven. Space and plumbing for dishwasher. Radiator. Door to STUDY. Open plan to:



UTILITY ROOM 8' 9" x 8' (2.67m x 2.44m)

Obscure double glazed patio doors to side aspect. Space and plumbing for washing machine. Space for tumble dryer. Door to:

WALK IN LARDER 5' x 4' (1.52m x 1.22m)

Inset spotlight. Shelving.

STUDY/BEDROOM FIVE 13' x 10' (3.96m x 3.05m)

Skimmed ceiling with inset spotlights. Triple glazed windows to side and rear aspects. Wall mounted Worcester Bosch boiler. Radiator. Opening to:

INNER HALLWAY/STORAGE ROOM 16' x 5' 5" (4.88m x 1.65m)

Two storage cupboards. Radiator. Doors to GARAGE and:

GROUND FLOOR CLOAKROOM 5' 4" x 4' 7" (1.63m x 1.4m)

Skimmed ceiling with inset spotlight. Obscure window to side aspect. Two piece suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap.

FIRST FLOOR LANDING

Loft access hatch. Door to stairs leading to LOFT ROOM. Storage cupboards. Radiator. Doors to:

BEDROOM ONE 15' 6" plus recess x 11' 4" (4.72m x 3.45m)

Coved and skimmed ceiling. Two triple glazed windows to front aspect. Fitted wardrobes. Radiator. Doorway to:



DRESSING ROOM 12' 8" x 10' 8" (3.86m x 3.25m)

Coved and skimmed ceiling with inset spotlights. Double glazed window to rear aspect. Storage cupboard with shelving. Radiator. Door to:

ENSUITE CLOAKROOM 4' 10" x 3' 8" (1.47m x 1.12m)

Skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and wall mounted hand wash basin. Tiled walls.

SHOWER ROOM 11' 4" x 9' 10" (3.45m x 3m)

Inset spotlights. Double glazed windows to side and rear aspects. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle. Part tiled walls. Radiator.

FURTHER LANDING

Storage cupboard. Stairs leading to further LOFT ROOM. Radiator. Doors to:

BEDROOM TWO 16' 5" x 11' 4" (5m x 3.45m)

Coved and skimmed ceiling with decorative centre rose. Two triple glazed windows to front aspect. Period fireplace. Radiator.



BEDROOM THREE 12' 6" x 10' 7" (3.81m x 3.23m)

Triple glazed window to front aspect. Feature fireplace. Radiator.



BEDROOM FOUR 13' x 10' (3.96m x 3.05m)

Loft access hatch. Triple glazed windows to side and rear aspects. Shower cubicle. Vanity mounted hand wash basin with storage beneath. Radiator.



LOFT ROOM ONE 16' 7" x 11' 2" (5.05m x 3.4m)

Measurements are approximate and extend into the eaves. Velux type window.

LOFT ROOM TWO 16' 7" x 11' 2" (5.05m x 3.4m)

Measurements are approximate and extend into the eaves. Velux type window.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a crazy paved driveway providing off street parking for numerous vehicles and access to GARAGE.

As previously mentioned, the **REAR GARDEN** is South backing and measures approx. 75'. Commencing with paved patio and pergola leading to lawn area leading to lawn. Further circular patio. Planted with a variety of beautifully mature plants, trees and shrubs. Greenhouse to remain. Rear access to GARAGE.



GARAGE 26' x 10' 9" approx. (7.92m x 3.28m)

With up and over door. Power and lighting. Door to INNER HALLWAY. Door to REAR GARDEN.



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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