

**To arrange a viewing contact us
today on 01268 777400**



New Road, Benfleet £1,700 Per month

This beautiful three bedroom detached extended family home is situated in a fantastic location being within walking distance to Hadleigh town centre where you will find a full range of shops and restaurants. Across the road is Morrisons supermarket making your shopping trips a breeze. Hadleigh Country Park is just around the corner which is perfect for long walks taking in the scenery. The home itself has been recently re decorated and boasts a 19ft lounge, modern kitchen, ground floor third bedroom/dining room, two double sized first floor bedrooms, an over looked rear garden, ample off street parking and a detached garage. The property is being sold with no onward chain.

ENTRANCE

Double glazed door opening to the hallway

HALLWAY

Smooth plastered and coved ceiling, varnished floorboards, stairs leading to the first floor with storage cupboard under, radiator, door opening to

LOUNGE

19'11 x 10'9 (6.07m x 3.28m)

Two double glazed bay windows to front, additional window to side, feature fireplace, two radiators, smooth plastered and coved ceiling with two ceiling roses, varnished floorboards.

KITCHEN

9'5 x 7'4 (2.87m x 2.24m)

A range of wall and base units in white with contrasting black stone effect worktop, inset one and a half bowl sink drainer with mixer tap over, integrated electric oven, inset four burner electric hob with stainless steel extractor hood above, space for washing machine, dishwasher and fridge/freezer, tiled floor, double glazed window to side, smooth plastered ceiling with inset spotlights.

GROUND FLOOR BEDROOM THREE

16'9 x 8'10 (5.11m x 2.69m)

A spacious room that can be utilised as the ground floor third bedroom or a dining room, smooth plastered and coved ceiling, double glazed window to side, double glazed French doors opening to the garden, wood effect laminate flooring, two radiators.

BATHROOM

10'6 x 5'8 (3.20m x 1.73m)

A very spacious bathroom comprising of a bath with mixer tap and shower attachment and glass screen over, pedestal hand wash basin with taps over, W/C, tiled around bath, half clad walls, tiled floor, two obscure double glazed windows to rear, smooth plastered and coved ceiling with inset spotlights, radiator.

LANDING

Smooth plastered ceiling with loft access, recently fitted neutral coloured carpet flooring, storage cupboard housing the Glow Worm boiler, doors opening to

BEDROOM ONE

11'10 x 11'8 (3.61m x 3.56m)

Smooth plastered ceiling, double glazed window to rear, recently fitted neutral carpet, radiator, storage cupboard in the eaves.

BEDROOM TWO

11'8 x 10'11 (3.56m x 3.33m)

Smooth plastered ceiling, double glazed window to front, recently fitted neutral carpet, radiator, storage cupboard in the eaves.

REAR GARDEN

An overlooked rear garden commencing with a decked patio area leading to the lawn with established borders, at the rear of the garden is a further block paved patio area and a summerhouse, gated side access to the front of the property and curtesy door to the garage.

FRONTAGE

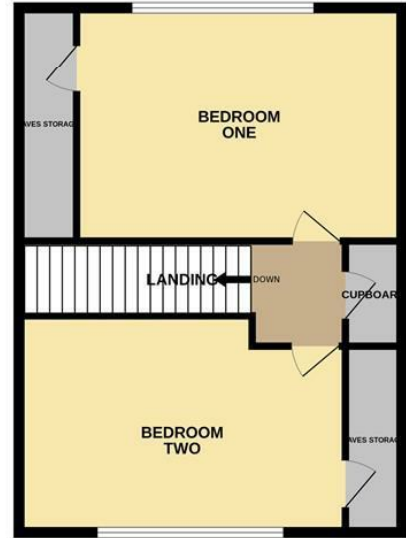
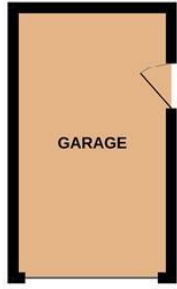
Driveway providing ample off street parking, gated side access to the rear garden, access to the detached garage.

DETACHED GARAGE

Up and over door, curtesy door to the garden.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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