

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



Beech Road, Benfleet Guide price £400,000

ASPIRE ESTATE AGENTS are thrilled to present this recently fully refurbished Edwardian double-fronted three-bedroom character property for sale, with the added advantage of NO ONWARD CHAIN. Ideally located in central Hadleigh, it offers easy access to the town center, Hadleigh Castle, and Country Park.

This charming property boasts two generously sized reception rooms, a stunning kitchen/diner, and shower rooms on both floors. With off-street parking at the front and a South West backing rear garden, it has undergone a comprehensive refurbishment to a high standard. The improvements include a new gas central heating system and a new roof. Viewing is highly recommended to appreciate the quality of this transformation. Guide Price £400,000 - £425,000

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ENTRANCE

Composite entrance door to:

PORCH

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed windows on both sides. Coir matting. Opens to:

RECEPTION HALL

Coved and skimmed ceiling with inset spotlight. Stairs to the first floor with bespoke oak handrails. 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 the front aspect. Another uPVC double glazed window to the 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 the 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 on both sides. UPVC double glazed door to the side providing access to the 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 the rear aspect. Newly fitted three-piece white suite comprising a close-coupled w/c, vanity-mounted wash hand basin with chrome mixer taps, and a shower cubicle with a 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 the front. Another uPVC double glazed window to the 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 the 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 the rear aspect. Radiator. Newly fitted carpet.

FIRST FLOOR SHOWER ROOM

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

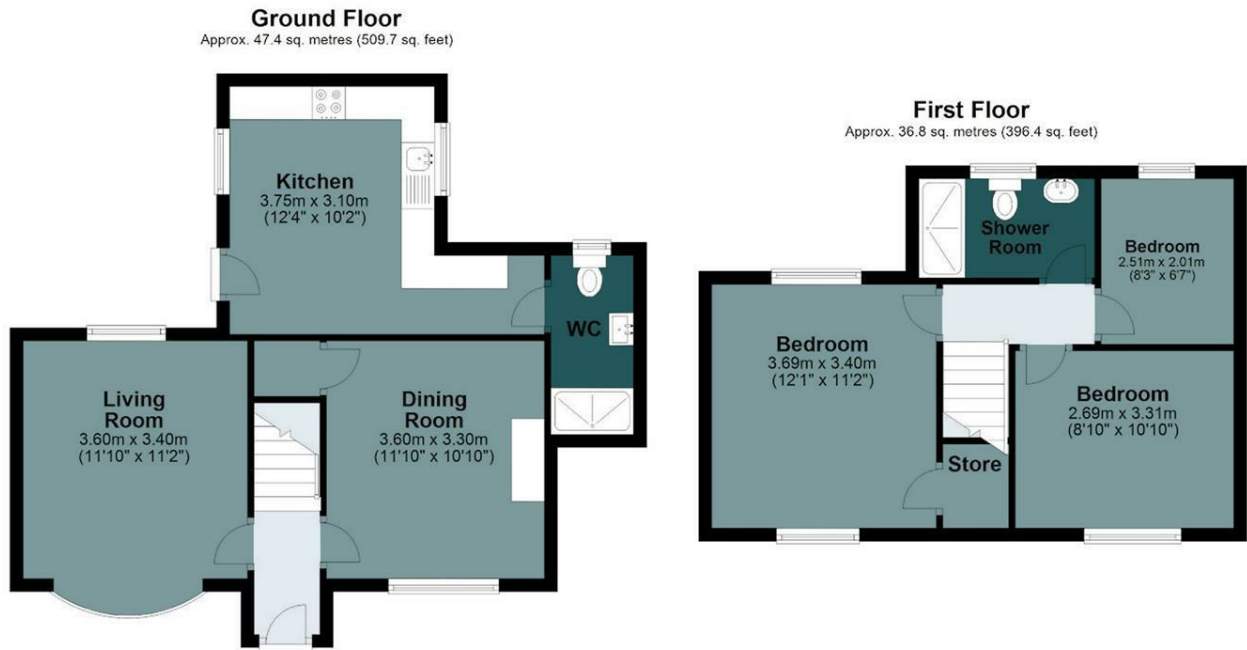
OUTSIDE OF PROPERTY:

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 the front boundary.

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

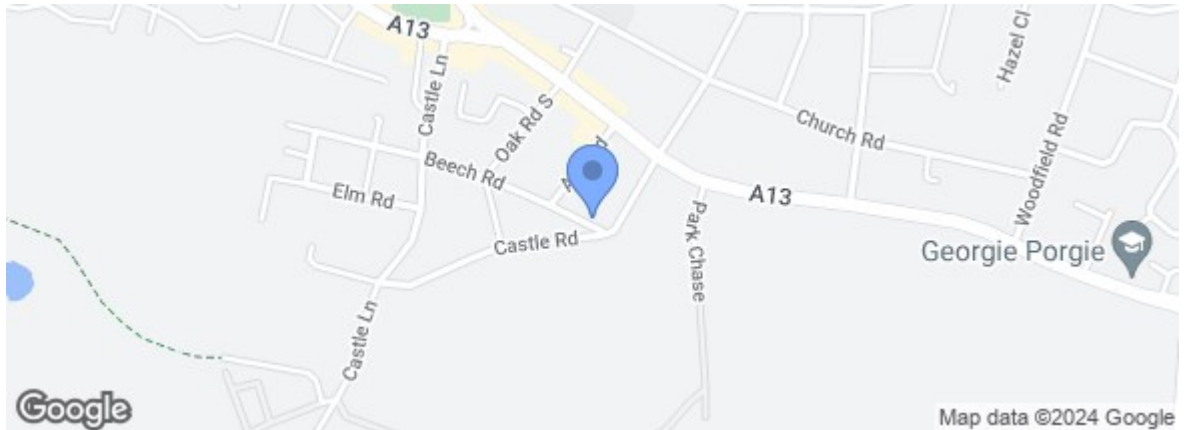
Beech Road

Approx. Gross Internal Area 84.2 Sq M (906.1 Sq Ft)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.