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## Rectory Close, Benfleet £440,000

- Call Aspire Estate Agents To Book A Viewing
- No Onward Chain
- Stones Throw From High Street
- Luxury Fitted Kitchen With Granite Worktops
- Upvc Double Glazing Throughout
- Refurbished Two Bedroom Semi Detached Bungalow
- Bright & Spacious Throughout
- Sought After Cul De Sac
- Secluded Rear Garden Backing Directly Onto School Fields
- New Combination Boiler

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Aspire Estate Agents present this recently refurbished two-bedroom semi-detached bungalow, offered with no onward chain and located in the highly desirable Rectory Close, a peaceful cul-de-sac in the heart of Hadleigh. The property boasts a spacious lounge, a conservatory, and a luxury fitted kitchen with granite worktops. It also features two generously sized bedrooms, a modern shower room, and a separate WC. Outside, you will find a lovely private rear garden that backs directly onto school playing fields, a garage, and ample off-street parking at the front.

This home is within walking distance of Hadleigh Doctors, local parks, bus routes, and Hadleigh Town Centre, which offers a variety of shops, cafés, and supermarkets. Additionally, it is in close proximity to excellent local schools, including being within the Hadleigh Infant and Junior school catchment areas. Viewings are advised.

**ENTRANCE PORCH** Approached via a UPVC double glazed entrance door with double glazed panels to both sides. Wood effect flooring. Wooden entrance door leading through to:

**ENTRANCE HALLWAY** Carpet. Storage cupboard housing fuse box, electric and gas meter. Feature glass block wall. Radiator. Smooth plastered ceiling.

**KITCHEN** 14' 4" x 8' 1" (4.37m x 2.46m) Recently fitted modern kitchen in a range of cupboard and drawer packs to both ground and eye level with contrasting granite work surfaces over incorporating a stainless steel sink unit and drainer with mixer tap over. Eye level integrated electric oven and four ring electric hob. Space for fridge/freezer, washing machine and dishwasher. Wood effect flooring. Radiator. Built in storage cupboard housing boiler. UPVC Double glazed windows to rear and side. Smooth plastered ceiling with strip lighting. Double glazed door giving access through to rear garden and garage.

**LOUNGE** 14' 4" x 12' 5" (4.37m x 3.78m) Carpet. Radiator. Feature fireplace with electric coal effect fire. Smooth plastered ceiling. Double glazed French doors leading through to conservatory.

**CONSERVATORY** 9' 9" x 9' 8" (2.97m x 2.95m) UPVC double glazed windows to both flank and rear. Wood effect laminate flooring. Power points. UPVC double glazed French doors giving access to and overlooking the rear garden.

**BEDROOM ONE** 14' 3" x 11' 9" (4.34m x 3.58m) UPVC Double glazed bay window to front. Carpet. Radiator. Smooth plastered ceiling with central light. Two storage cupboards.

**BEDROOM TWO** 10' 2" x 10' 2" (3.1m x 3.1m) UPVC Double glazed window to front. Carpet. Radiator. Smooth plastered ceiling with central light.

**SEPARATE W/C** Fitted with a low flush W/C. Obscure UPVC double glazed window to rear. Smooth plastered ceiling. Fully tiled walls and floor.

**SHOWER ROOM** Fitted in a two piece suite comprising pedestal wash hand basin and self contained shower cubicle with glass screen. Fully tiled walls and floor. Ladder style radiator. Obscure UPVC double glazed window. Storage cupboard. Smooth plastered ceiling.

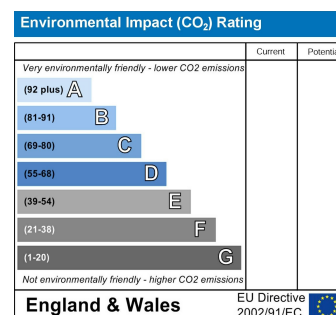
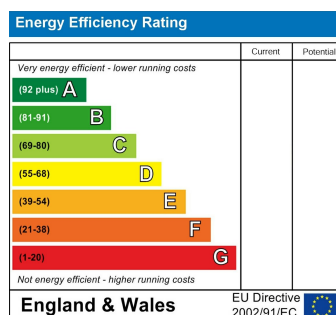
**EXTERNALLY**

**REAR GARDEN** Easily maintained rear garden is un-overlooked and backs directly on to playing fields and mainly laid to lawn with hedge privacy borders. Privacy fencing. Access to garage. Outside tap. Patio area to the immediate fore.

**GARAGE** 16' 9" x 9' 3" (5.11m x 2.82m) Wooden double doors. Power points. Door to the rear giving access to rear garden.

**PARKING** Parking is provided via a long independent driveway providing ample off road parking for two/three vehicles. This in turn provides access to attached garage.

**FRONT GARDEN** The front garden is mainly laid to lawn with shrub borders and a retaining brick wall to front. Paved pathway providing access to front door and driveway giving access to garage.



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.