



Benfleet Road, Hadleigh, Essex SS7 1QQ

4 Bed Detached House / **Guide Price** £850,000 - £875,000 / t. 01702 555888

amos







**A note from
the owner.**

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“Having lived here for many years it’s safe to say we’ve thoroughly enjoyed it, the spacious accommodation and large garden makes it great for entertaining all the family. We’ll be sad to leave our great neighbourhood but it’s time for a move!”

Welcome to your new home on Benfleet Road, a charming and spacious 4 bedroom, 2 bathroom house that offers unparalleled comfort and convenience. Situated in arguably one of the most sought-after locations locally, this property is ideal for families and discerning buyers looking for a tranquil yet well-connected living space.

Upon entering, you will immediately notice the inviting atmosphere of this beautiful residence. The ground floor boasts two spacious reception rooms, perfect for entertaining guests or spending quality time with your loved ones. The abundance of natural light flooding through the large windows creates an open and airy ambience that adds a sense of warmth and serenity to the entire property. The well-appointed kitchen is a haven for culinary enthusiasts, featuring modern appliances, ample storage space, and a charming dining area. Whether you are hosting dinner parties or simply enjoying a family meal, this kitchen will effortlessly cater to your needs.

Upstairs, you will find four generously sized bedrooms, each designed with your comfort in mind. The master bedroom is a peaceful retreat, complete with an ensuite bathroom, providing you with a private sanctuary away from the hustle and bustle of daily life. The additional bedrooms are perfect for children, guests, or conversion into a home office or study, allowing you to customize the space to suit your lifestyle. One of the standout features of this property is the extensive rear garden, measuring approximately 130ft. With ample space for outdoor activities, gardening, or simply unwinding, this garden is a true haven and will undoubtedly become the heart of countless cherished memories.

Further enhancing the appeal of this property is the garage, measuring an impressive 26'10 x 12'11, providing secure parking for your vehicles and offering additional storage space for your belongings. In addition, the property benefits from plentiful off-street parking, ensuring convenience for you and your guests plus there is still scope for further improvement/extension (subject to consent) if so desired.

Location is paramount, and this house certainly delivers. Nestled in the exclusive and desirable Benfleet Road, you will enjoy easy access to a range of amenities, including Hadleigh Country Park, restaurants, and leisure facilities, all within reach. The renowned King John catchment area ensures access to excellent education for your children, adding an extra layer of convenience to your lifestyle. Benfleet station is a short drive as is Boyce Hill Golf Course.

In conclusion, this exceptional 4 bed, 2 bath house on Benfleet Road is a rare gem. With its spacious rooms, extensive garden, garage, ample parking, and superb location, it embodies the perfect harmony of modern living and timeless appeal. Don't miss the opportunity to make this your forever home. Contact us today to arrange a viewing and start your new chapter!

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**A space to
call home.**



GROUND FLOOR
APPROX. FLOOR
AREA 1146 SQ.FT.
(106.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 782 SQ.FT.
(72.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1928 SQ.FT. (179.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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 Bright Living Area



Highlights

- / Entrance Hall 17'8 x 7'6
- / Lounge 16' into bay x 12'10
- / Dining Room Open Plan To Sitting Room 24'9 x 11'11 Max
- / Kitchen Breakfast Room 22'4 x 8'4
- / Bedroom One 16'6 into bay x 12'1 into wardrobe depth
- / Bedroom Two 11'10 plus recess x 9'4
- / En Suite Shower Room 8'5 x 7'11
- / Bedroom Three 13'2 x 12'1
- / Bedroom Four 9'2 x 8'5
- / Bathroom 9'7 x 8'5
- / Rear Garden measuring approximately 130ft
- / Garage 26'10 x 12'11
- / W.C
- / Plenty of off street parking
- / King John catchment
- / Exclusive Location

Solid wood entrance door to:

**Entrance Hall **

17'8 x 7'6 (5.38m x 2.28m)

Spacious reception hall commencing with parquet flooring which in turn leads to the remainder laid to fitted carpet, carpeted stairs with timber balustrade leading to first floor accommodation, radiator, power points, telephone point, storage cupboard, further under stairs storage cupboard, doors to accommodation off.

**Lounge **

16' into bay x 12'10 (4.87m x 3.91m)

A good size reception room situated at the front of the property having double glazed bay window to front, fitted carpet, two radiators, power points, TV point, wall light points, attractive feature fireplace housing gas fire.

**Dining Room Open Plan To Sitting Room **

24'9 x 11'11 Max (7.54m x 3.63m)

Excellent size reception areas commencing with the dining room having fitted carpet, two radiators, power points, smooth plastered ceiling, wall light points, door to kitchen, feature brick fireplace housing gas fire. Open plan to the sitting room having continuation of fitted carpet, power points, TV point, radiator, wall light point, smooth plastered ceiling with attractive coving, double glazed French doors with windows adjacent providing pleasant outlook and access to rear garden.





**Kitchen Breakfast Room **

22'4 x 8'4 (6.8m x 2.54m)

Well fitted kitchen comprising sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, display cabinets, integrated dishwasher, integrated Neff double ovens, inset Neff four ring electric hob with extractor over, tiled flooring, double glazed windows to side and rear and further double glazed door to rear providing access to rear garden, power points. Open plan to the breakfast area having a continuation of tiled flooring, radiator, power points, smooth plastered ceiling with inset spotlights, pantry cupboard, further expanse of roll edge worktop with matching cupboards above and below, door to and from garage.

**Landing **

Continuation of fitted carpet, loft access hatch, doors to accommodation off.

**Bedroom One **

16'6 into bay x 12'1 into wardrobe depth (5.02m x 3.68m)

Double glazed bay window to front, fitted carpet, TV point, power points, range of fitted wardrobes, wall light points, radiator, built in bedside units.

**Bedroom Two **

11'10 plus recess x 9'4 (3.6m x 2.84m)

Double glazed window to front, radiator, fitted carpet, power points, eaves storage cupboard, doorway to:

**En Suite Shower Room **

8'5 x 7'11 (2.56m x 2.41m)

Three piece suite comprising shower unit with tiled surround and shower over, push button W.C, vanity wash basin with chrome mixer tap and storage below, radiator, obscure double glazed window to rear, shaver point.





**Bedroom Three **

13'2 x 12'1 (4.01m x 3.68m)

Double glazed window to rear, radiator, fitted carpet, power points, range of fitted wardrobes and dresser unit.

**Bedroom Four **

9'2 x 8'5 (2.79m x 2.56m)

Double glazed bay window to front, radiator, fitted carpet, power points.

**Bathroom **

9'7 x 8'5 (2.92m x 2.56m)

Four piece suite comprising panel bath with sprays/jets and separate handheld attachment, walk in shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button W.C, tiled walls and flooring, obscure double glazed window to rear, ladder style heated towel radiator, airing cupboard housing hot water cylinder and shelving.



**Rear Garden **

The property benefits from this beautiful rear garden which measures approximately 130ft and offers plenty of privacy and seclusion. Commencing with large expanse of patio providing excellent outside seating/entertaining facility whilst the remainder is mainly laid to established lawn with pathway central. The garden is surrounded by flowerbeds with established plants, shrubs and trees, screen panelled fencing to borders, outside tap, side access to front via timber gate, two canopies covering the patio, door to and from garage.

Garage \

26'10 x 12'11 (8.17m x 3.93m)

An excellent feature of the property is this garage which could easily be converted to provide more living space if so desired, up and over door to front, power and light connected, space and plumbing for washing machine, double glazed door to and from rear garden and door to W.C.

W.C \

Low flush W.C, wall mounted gas central heating boiler

Front Garden \

Excellent size driveway providing off street parking for numerous vehicles with retaining brick wall to front.



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