



Fairmead Avenue, DAWS HEATH, Hadleigh, Essex, SS7 2UQ  
2 bed semi detached bungalow / **Guide Price** £400,000 - £425,000 / t. 01702 555888

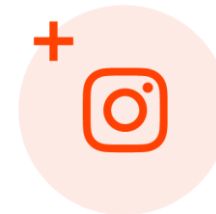
**amos**



Situated in the highly desirable Fairmead Avenue within Daws Heath, is this deceptively spacious **two double bedroom** semi detached bungalow with a large south facing rear garden backing directly onto farmland. Having lounge/diner, sitting room, kitchen and two shower rooms together with garage and off street parking to front.

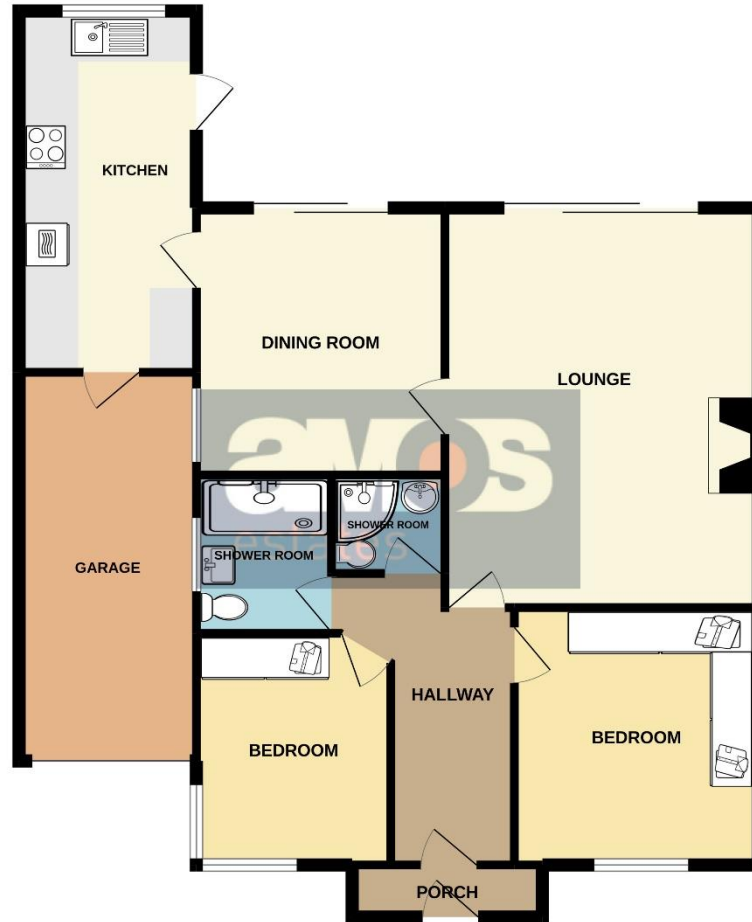
Located in this quiet and tranquil location with local woodland and Hadleigh Nature Reserve a short stroll away whilst also being within easy access of Hadleigh Town Centre with an array of shops, cafés and supermarkets. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant and Junior school catchments. Local transport links are also a short distance away. Viewings advised.

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call home.**

GROUND 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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## Highlights

- / Spacious Two Bedroom Semi Detached Bungalow**
- / Approx. 90ft South Facing Rear Garden Backing Farmland**
- / Large Lounge/Diner**
- / Sitting Room**
- / Kitchen**
- / Two Double Bedrooms**
- / Two Shower Rooms**
- / Garage**
- / Ample Off Street Parking**
- / Excellent Potential**
- / Gas Central Heating**
- / Extremely Sought After Daws Heath Location**
- / Walking Distance To Local Woods And Nature Reserve**
- / Easy Reach Of Town Centre**
- / Excellent School Catchments**

Entrance door with double glazed leadlight window adjacent opening to:

**Entrance Porch** \ Tiled flooring, timber entrance door with stained glass inserts and obscure double glazed stained glass windows adjacent opening to:

**Entrance Hall** \ Fitted carpet, radiator, power points, loft access hatch, meter cupboard, doors to accommodation off.

**Lounge/Diner 18'6 x 15' Max** \ Fitted carpet, two radiators, thermostat control, wall light points, T.V point, double glazed sliding patio doors leading to garden, two Velux windows power points, feature brick fireplace, door leading to:

**Sitting Room 12'5 x 10'5** \ Wood effect flooring, radiator, double glazed sliding patio doors leading to garden, two Velux windows, power points, obscure double glazed window to side, door leading to:

**Kitchen 17' x 8'1** \ Sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for dishwasher, inset four ring gas hob with extractor over, integrated Hotpoint double oven, space for tall fridge/freezer, power points, tiled flooring, tiled splashbacks, double glazed window to rear, double glazed door to side leading to garden, door leading to garage.

**Bedroom One 12'5 x 10'8** \ Double glazed leadlight bay window to front, fitted carpet, radiator, power points, fitted wardrobes and dresser unit.

**Bedroom Two 11'2 x 9'1** \ Double glazed leadlight window to side and front, fitted carpet, power points, radiator, fitted wardrobes.



**Shower Room** \ Modern three piece suite comprising large walk in shower unit with chrome controls and shower over, push button w.c, wall hung vanity wash basin with chrome mixer tap and storage below, tiled flooring, ladder style heated towel radiator, smooth plastered ceiling with inset spotlights, obscure double glazed window to side, attractive panelling.

**Shower Room Two** \ Three piece suite comprising corner shower cubicle with shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled flooring, tiled walls, radiator, inset spotlights.

**Rear Garden** \ The property benefits from a beautiful south facing rear garden measuring approximately 90ft in depth and backing directly onto farmland. Commencing with elevated decking providing excellent outside seating facility, steps down to the remainder which is laid to established lawn with well stocked flowerbeds surrounding, patio area, outside power points.

**Garage** \ Up and over door to front, space and plumbing for washing machine, power points, personal door to and from kitchen.

**Front Garden** \ Driveway providing off street parking with flowerbeds adjacent and retaining brick wall to front.



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**Hadleigh Office:** 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

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