



Burlington Gardens, Hadleigh, Essex, SS7 2JL

3 bed semi detached house / £450,000 / t. 01702 555888

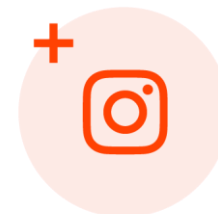
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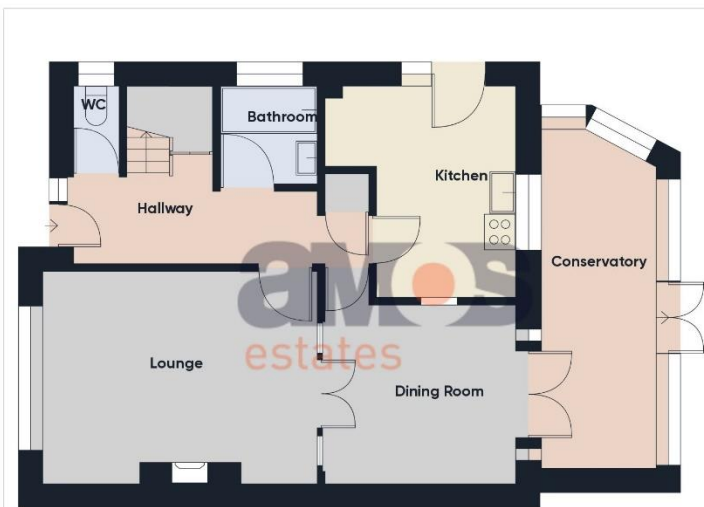
Situated in the much sought after Burlington Gardens, a quiet yet convenient turning within Hadleigh, is this deceptively spacious **three bedroom** semi detached family home offered with no onward chain. Having two good size reception rooms, conservatory, modern fitted kitchen and ground floor bathroom with separate w.c together with generous size bedrooms and a luxury first floor shower room. Outside there is a private and low maintenance rear garden, garage and off street parking for numerous vehicles.

Ideally located within easy reach of local woodland, local parks and Hadleigh Town Centre with an array of shops, supermarkets and café's whilst also having excellent local schools nearby including being within the Hadleigh Infant and Junior school catchments. Belfair's Nature Reserve is a 2 minute walk away (entrance via Warren Road) as well having Woodfield Road shopping facilities, Highlands Boulevard and Woodlands Park a short stroll away. Leigh Mainline station with direct routes into London Fenchurch Street is also a short distance away (approx. 30 minute walk). This is an excellent home for all the family with many great features and we would therefore advise viewing at your earliest convenience.

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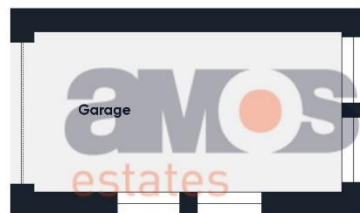
**A space to
call home.**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾
1340.06 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Highlights

- / Bright & Spacious Three Bedroom Semi Detached Family Home**
- / Extremely Sought After Turning**
- / Two Reception Rooms**
- / Conservatory**
- / Well Fitted Kitchen**
- / Ground Floor Bathroom & Separate W.C**
- / Generous Size Bedrooms**
- / Stunning First Floor Shower Suite**
- / Secluded Rear Garden**
- / Garage & Off Street Parking For Numerous Vehicles**
- / Scope To Extend (subject to the necessary consent)**
- / No Onward Chain**
- / Hadleigh Infant & Junior School Catchments**
- / Hadleigh/Leigh-On-Sea Borders**
- / Walking Distance To Woods, Nature Reserve & Local Park**
- / Woodfield Road Shops Close By**
- / Easy Reach Of Hadleigh Town Centre**

Upvc obscure double glazed entrance door with upvc obscure double glazed window adjacent opening to:

Entrance Hall \ Laminate floor, radiator, plate rail, inset spotlights, carpeted stairs with timber balustrade leading to first floor, understairs storage cupboard housing meters and consumer unit, thermostat control, power points, further cupboard housing immersion tank and shelving, doors to accommodation off.

Lounge 14'11 x 11'10 \ Upvc double glazed bay window to front, radiator, laminate flooring, power points, T.V point, wall light points, feature fireplace housing gas fire with marble hearth and surround, doors leading to:

Dining Room 11'3 x 9'11 \ Laminate flooring, radiator, T.V point, power points, upvc double glazed french doors with upvc double glazed windows adjacent leading to:

Conservatory 19' x 6'9 \ Upvc double glazed windows to rear and side, tiled flooring, range of worktops and high gloss storage cupboards, space and plumbing for washing machine and tumble dryer, power points.

Kitchen 11'10 x 7'10 \ Well fitted kitchen comprising sink bowl with mixer tap and drainer adjacent inset into range of granite worktops with white high gloss cupboards and drawers beneath and matching eye level units, inset AEG four ring electric hob, space and plumbing for dishwasher, integrated Zanussi oven with AEG microwave combi oven above, further appliances space, tiled walls, laminate flooring, power points, under cupboard lighting, inset spotlights, cupboard housing Worcester boiler, upvc double glazed window to rear and further upvc obscure double glazed window to side with upvc double glazed door adjacent leading to sideway.

Ground Floor Bathroom \ Two piece suite comprising panelled bath with chrome controls and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, inset spotlights, ladder style heated towel radiator, upvc obscure double glazed window to side.



Ground Floor W.C \ Push button w.c, tiled walls and flooring, upvc obscure double glazed window to side, radiator.

Landing \ Laminate flooring, upvc double glazed window to side at half landing, storage cupboard with shelving, two loft hatch's providing storage, doors to accommodation off.

Bedroom One 12' x 9'11 \ Upvc double glazed window to rear, laminate flooring, radiator, power points, fitted wardrobes.

Bedroom Two 11'11 x 11'7 \ Upvc double glazed window to front, radiator, laminate flooring, power points, T.V point.

Bedroom Three 9'11 x 7'10 \ Upvc double glazed windows to rear and side, laminate flooring, power points, radiator, storage cupboard.

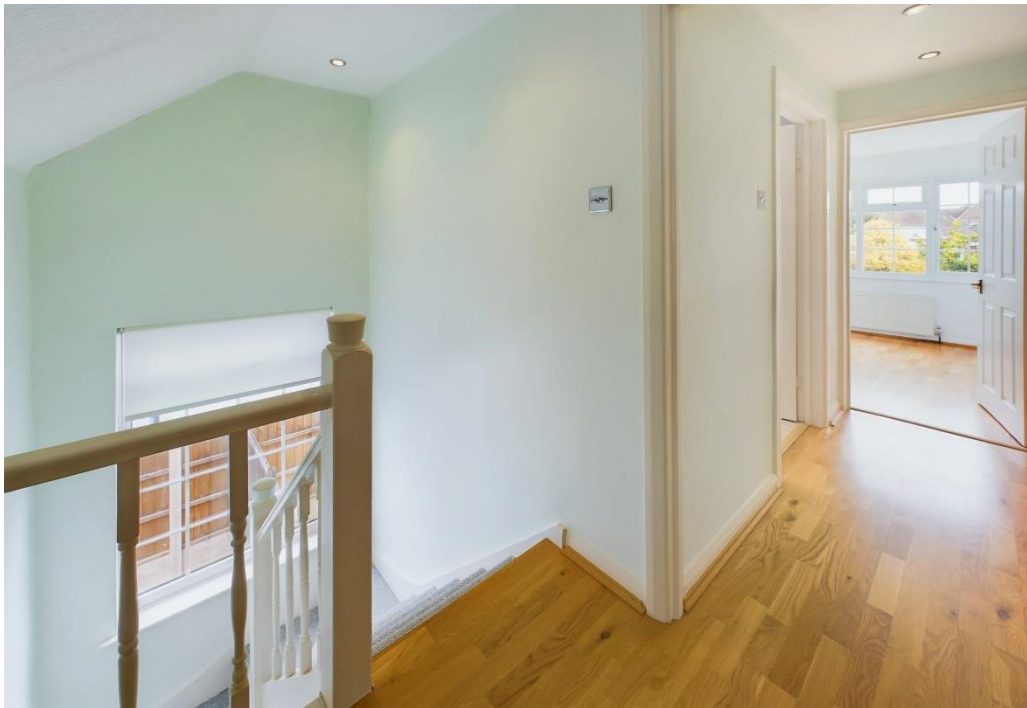
Shower Room \ Stunning three piece suite comprising large walk in shower cubicle with drench style showerhead above and separate handheld attachment, push button w.c, pedestal wash basin with chrome mixer tap, tiled walls and flooring, upvc obscure double glazed window to side, ladder style heated towel radiator, inset spotlights.

Rear Garden \ The property benefits from a good size secluded rear garden commencing with area laid to patio whilst the remainder is mainly laid to established lawn with well stocked flowerbeds surrounding, fencing to borders, outside power points, timber gate providing side access to large sideway with further parking with access to garage and timber double doors leading to front garden.

Garage 18'1 x 9'7 \ Up and over door to front, power and light connected.

Front Garden \ Large block paved driveway providing off street parking for numerous vehicles with retaining brick wall to front.









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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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