



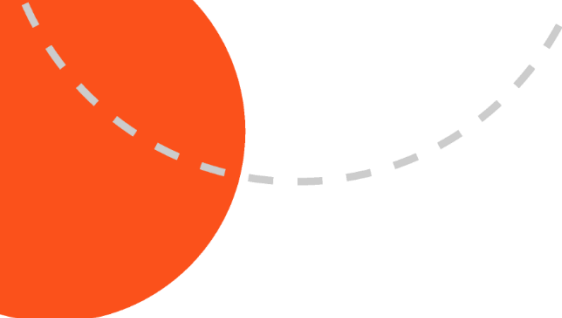
Lansdown Avenue, DAWS HEATH, Hadleigh, Essex, SS7 2UL  
4 bed detached bungalow / £600,000 / t. 01702 555888











Sitting on a generous size plot in the ever sought after and rarely available 'Lansdown Avenue' within Daws Heath is this substantial **four bedroom** detached bungalow offered with no onward chain. Having spacious yet versatile accommodation throughout which includes two reception rooms, well fitted kitchen, utility room and ground floor w.c together with good size bedrooms over two floors and a first floor family bathroom suite. Outside there is a secluded rear garden measuring approximately 60ft in depth x 40ft in width, garage and large sweep in and out driveway to front providing ample off street parking.

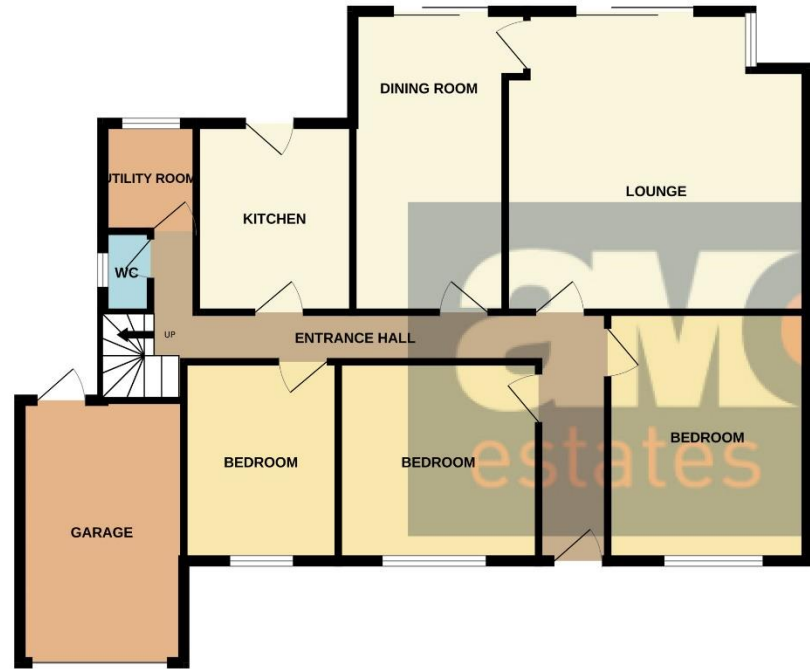
Situated in this quiet and peaceful location a short walk from local woodland and Hadleigh Nature Reserve whilst also being within easy access of major trunk roads, Hadleigh Town Centre and Hadleigh Country Park, Leigh-On-Sea is also only a short drive away. Properties in this location rarely hit the open market so we would therefore advise viewing at your earliest convenience.

### Find us on

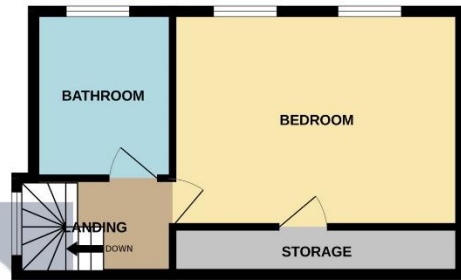


# A space to call home.

GROUND FLOOR



1ST 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

- / Substantial Four Bedroom Detached Bungalow**
- / Generous Size Plot**
- / Highly Regarded 'Lansdown Avenue' Within Daws Heath**
- / No Onward Chain**
- / Two Reception Rooms**
- / Well Fitted Kitchen**
- / Utility Room**
- / Ground Floor W.C**
- / Good Size Bedrooms**
- / Three Piece Family Bathroom Suite**
- / Ample Storage**
- / Lovely Size Secluded Rear Garden**
- / Off Street Parking For Numerous Vehicles Via Sweep In & Out Driveway**
- / Gas Central Heating Via Combination Boiler**
- / Rare Opportunity**
- / Walking Distance To Woods & Nature Reserve**
- / Easy Reach Of Town Centre & Transport Links**
- / Versatile Accommodation**

Composite entrance door with obscure glazed insert opening to:

**Entrance Hall** \ Smooth plastered and covered ceiling, radiator, power points, understairs storage cupboard, carpeted stairs leading to first floor, doors to accommodation off.

**Lounge 16'2 x 15'9** \ Fitted carpet, feature fireplace with timber mantle housing log burner, power points, smooth plastered and covered ceiling, radiator, double glazed sliding patio doors leading to garden, T.V point, upvc double glazed window to side, door leading to:

**Dining Room 14'11 x 8'9** \ Fitted carpet, smooth plastered and covered ceiling, radiator, power points, wall light points, upvc double glazed sliding patio doors leading to rear garden, door to and from hallway.

**Kitchen 9'11 x 8'2** \ Well fitted kitchen comprising stainless steel one and a half bowl 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 for cooker with chimney style extractor above, integrated Bosch dishwasher, integrated fridge, tiled splashbacks, power points, tiled effect vinyl flooring, smooth plastered and covered ceiling with inset spotlights, upvc double glazed door with upvc double glazed windows adjacent leading to rear garden.

**Utility Room 5'6 x 4'11** \ Worktop with inset sink and storage below, wall mounted combination boiler, space and plumbing for washing machine, tiled effect vinyl flooring, power points, upvc double glazed window to rear.

**Bedroom One 12'10 x 10'5** \ Upvc double glazed window to front, radiator, fitted carpet, power points, fitted wardrobes.

**Bedroom Two 11'1 x 10'6** \ Upvc double glazed window to front, power points, radiator, fitted carpet, fitted wardrobes.





**Bedroom Three 11'2 x 8'7** \ Upvc double glazed window to front, fitted carpet, power points, radiator.

**Ground Floor W.C** \ Low level push button w.c, tiled walls, upvc obscure double glazed window to side.

**Landing** \ Upvc double glazed window to side at half landing, fitted carpet, doors to accommodation off.

**Bedroom Four 14'9 x 11'8 Into Wardrobe Depth** \ Twin upvc double glazed windows to rear, radiator, fitted carpeted, fitted wardrobes, large eaves storage facility (approx. 16'5 x 4'5), leading to further loft.

**Bathroom 7'10 x 6'2** \ Three piece suite comprising panelled bath with shower over and shower screen, push button w.c, vanity wash basin with chrome controls and storage below, upvc double glazed window to rear with attractive made to measure shutters, radiator, laminate flooring, smooth plastered and coved ceiling.

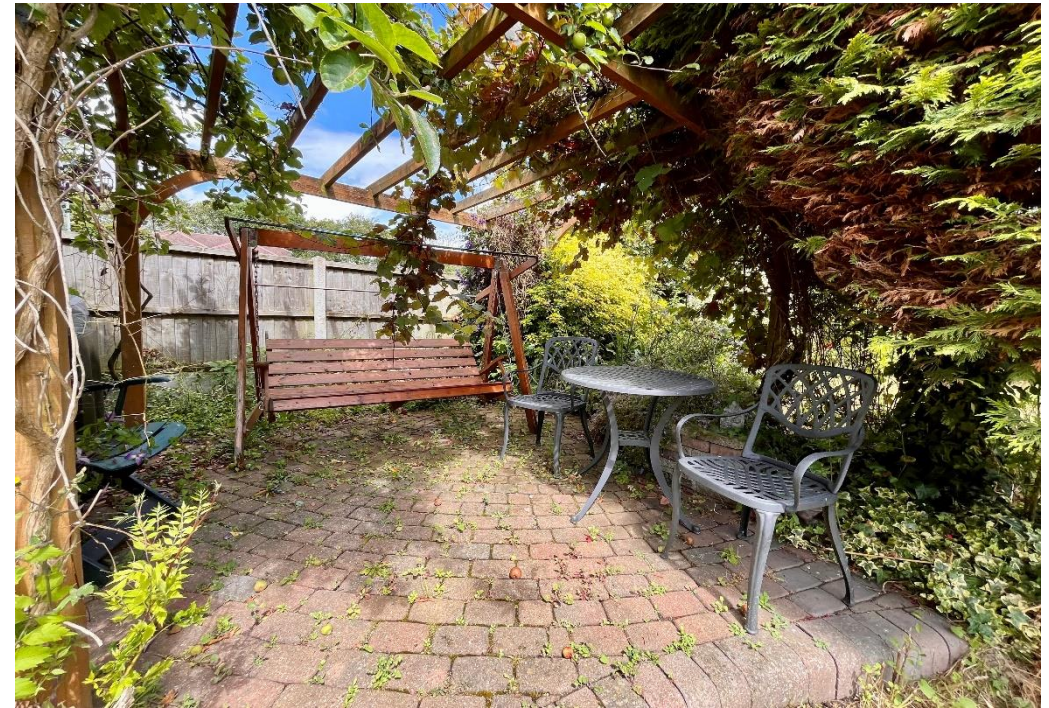
**Rear Garden** \ The property benefits from a lovely private rear garden measuring approximately 60' x 40'. Mainly laid to lawn with tree, flower and shrubs surrounding, block paved patio with pergola, fencing to borders, personal door to and from garage.

**Garage 15'11 x 8'3** \ Up and over door to front, power connected.

**Front Garden** \ The property benefits from excellent frontage having large block paved sweep in and out driveway providing ample off street parking with well stocked flowerbeds surrounding.















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