



London Road, Hadleigh, Essex, SS7 2EB

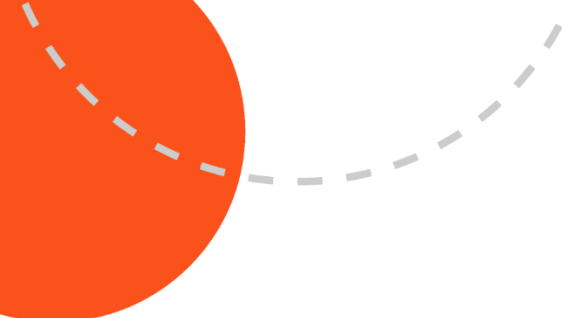
2 bed first floor flat / £250,000 / t. 01702 555888

**amos**









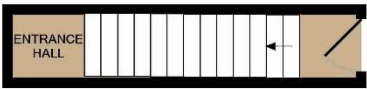
Welcome to this bright and spacious **two bedroom** first floor flat, ideally located in the heart of Hadleigh. Enjoy well presented accommodation with stunning views across the Salvation Army fields, towards the Thames Estuary. The property features a generously sized lounge/diner, a well fitted kitchen, two good size bedrooms and a family bathroom. A standout feature is the impressive private rear garden, extending approximately 80 feet in depth - perfect for outdoor living. Additional benefits include upvc double glazing throughout, gas central heating via a combination boiler and we are advised there is also a share of the freehold.

Ideally located within walking distance of Hadleigh Town Centre, this property offers easy access to a wide range of shops, supermarkets, and local amenities. Leigh-on-Sea mainline station - with direct services to London Fenchurch Street - is just a 23 minute (approx.) walk away, making it perfect for commuters. The historic Hadleigh Castle and expansive country park are also close by. Families will appreciate the proximity to excellent local schools, with the property falling within the catchment areas for Hadleigh Infant and Junior Schools. Call now to book your viewing!

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A space to  
call home.



GROUND FLOOR  
APPROX. FLOOR  
AREA 59 SQ.FT.  
(5.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 650 SQ.FT.  
(60.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 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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## Highlights

- / Bright & Spacious Two Bedroom First Floor Flat**
- / Well Presented Accommodation**
- / Beautiful Outlook Over Salvation Army Fields Towards the Estuary**
- / Private Rear Garden Measuring Approximately 80ft**
- / Large Lounge/Diner**
- / Well Fitted Kitchen**
- / Good Size Bedrooms**
- / Three Piece Bathroom Suite**
- / Upvc Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / We Are Advised There Is A Share Of The Freehold**
- / Convenient Location**
- / Close To Town Centre**
- / Approx. 23 Minute Walk To Leigh Mainline Station**
- / Hadleigh infant & Junior School Catchments**
- / Viewings Advised**

Own private entrance door opening to entrance lobby, carpeted stairs leading to first floor hallway.

**Hallway** \ Vinyl flooring, radiator, power points, smooth plastered and coved ceiling with inset spotlights, cupboard housing space and plumbing for washing machine, doors to accommodation off.

**Lounge/Diner 16' x 14'9 Into Bay** \ Bright and spacious reception room having upvc double glazed square bay window to front with upvc double glazed window adjacent both providing beautiful views over Salvation Army fields towards the Thames Estuary, fitted carpet, power points, T.V point, radiator, feature fireplace housing electric fire, smooth plastered and coved ceiling.

**Kitchen 7'8 x 6'10** \ Stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker with extractor above, space for tall fridge/freezer, tiled flooring, power points, upvc double glazed window to side, smooth plastered and coved ceiling with inset spotlights, under cupboard lighting, cupboard housing Baxi combination boiler.

**Bedroom One 11'7 x 10'11** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

**Bedroom Two 11'3 x 6'6** \ Upvc double glazed window to rear, fitted carpet, power points, radiator, smooth plastered and coved ceiling.

**Bathroom** \ Three piece suite comprising panelled bath with shower over and tiled surround, pedestal wash basin with tiled splashback, low flush w.c, heated towel radiator, tiled flooring, shaver point, upvc obscure double glazed window to side, smooth plastered and coved ceiling with inset spotlights, extractor.



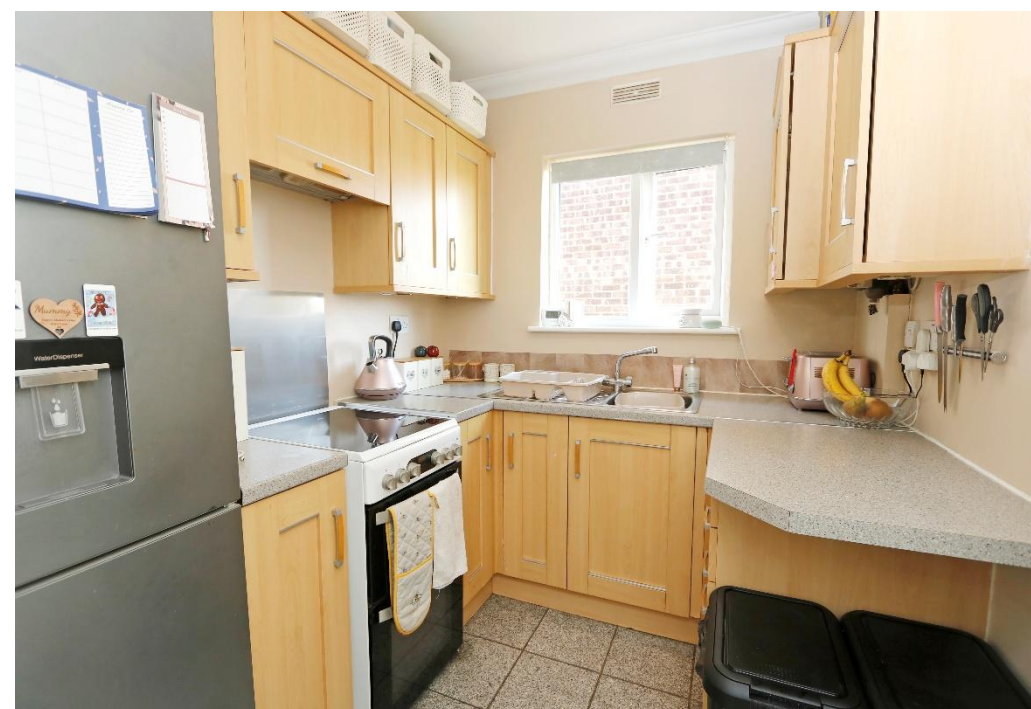


**Rear Garden** \ The property benefits from having its own private section of the garden measuring approximately 80ft in depth. Mainly laid to established lawn with patio to far rear providing excellent outside seating facility with timber shed adjacent, retaining brick wall to one border.



**PLEASE NOTE:-**

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take. The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.















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

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

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