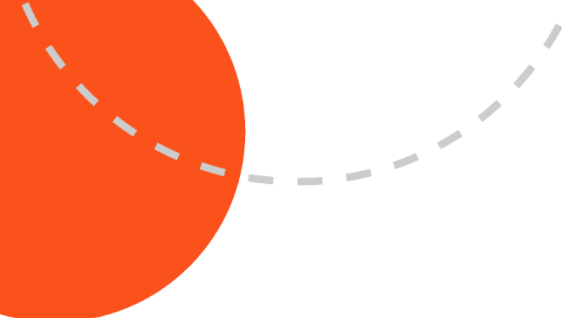




London Road, Hadleigh, Essex, SS7 2EE

3 bed semi detached house / Guide Price £500,000 - £525,000 / t. 01702 555888





Offered with no onward chain is this extended, character **three bedroom** semi detached family home with beautiful views over Salvation Army fields toward the estuary and a landscaped rear garden measuring approximately 100ft in depth. Boasting large lounge/sitting room, well fitted kitchen/diner, utility room/ground floor shower room and w.c together with four piece family bathroom suite to the first floor. Also benefiting from off street parking to front for two vehicles.

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 a 25 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!

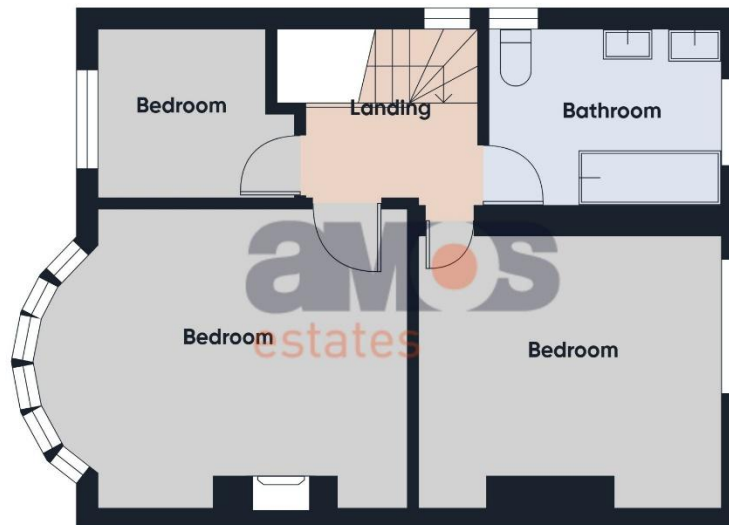
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A space to call home.



First Floor



Floor 1

amos
estates

Approximate total area⁽¹⁾

1146 ft²
106.4 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

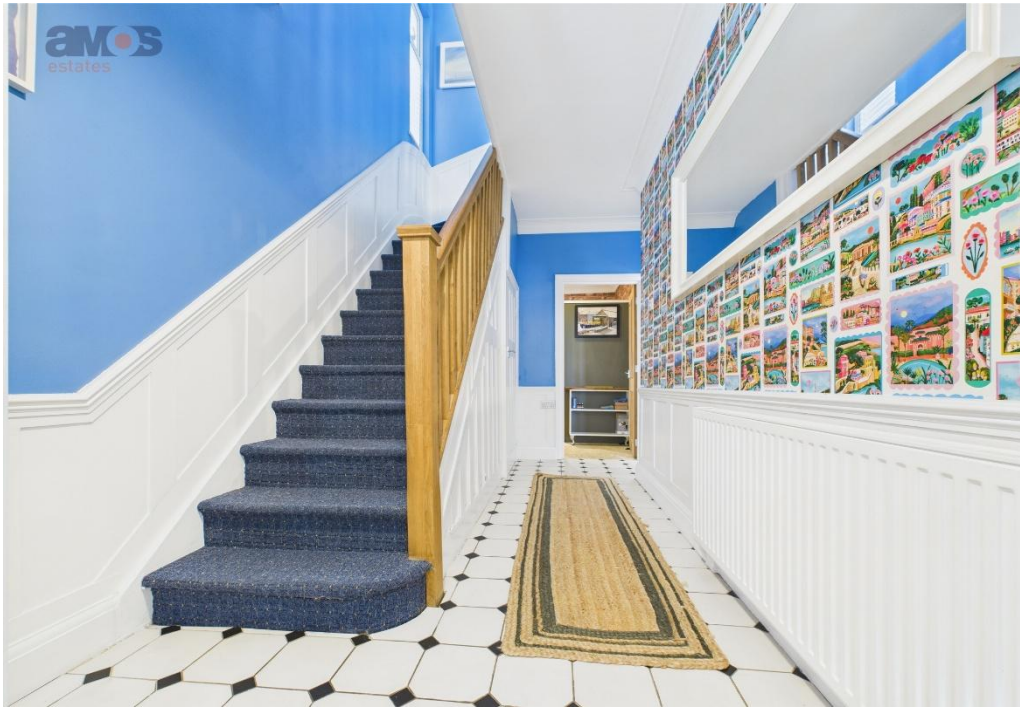
Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Highlights

- / Well Presented Three Bedroom Semi Detached Family Home
- / Plenty Of Charm & Character
- / No Onward Chain
- / Large Lounge/Sitting Room
- / Well Fitted Kitchen/Diner
- / Utility Room/Ground Floor Shower Room
- / Ground Floor W.C
- / Four Piece Family Bathroom Suite
- / Approx. 100ft Landscaped Rear Garden With Outbuilding
- / Off Street Parking
- / Beautiful Views Over Salvation Army Fields & The Estuary
- / Convenient Location
- / Easy Reach of Leigh Station
- / Hadleigh Infant & Junior School Catchments
- / Extended To Rear
- / Viewings Advised
- / EPC Rating - C

Composite entrance door with upvc obscure double glazed windows adjacent opening to:

Entrance Porch \ Tiled flooring, power points, smooth plastered and coved ceiling, wall light points, entrance door leading to:

Entrance Hall \ Tiled flooring, radiator, storage cupboard, further cupboard housing consumer unit and electric meter, carpeted stairs with timber balustrade leading to first floor, understairs cupboard, doors to accommodation off.

Lounge/Sitting Room 27'4 x 12' \ Upvc double glazed bay window to front, tiled flooring, two radiators, thermostat control, T.V point, power points, smooth plastered and coved ceiling, two feature fireplaces, USB charging points, storage cupboard, open to:

Kitchen/Diner 17'3 x 12'9 \ Well fitted kitchen/diner comprising ceramic sink and drainer unit with extendable mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, two integrated AEG double ovens, integrated fridge, integrated freezer, integrated dishwasher, tiled flooring, inset gas hob, tiled splashbacks, two roof lanterns, smooth plastered and coved ceiling with inset spotlights, upvc double glazed window to rear, bi-folding doors to rear elevation leading to garden.

Utility Room/Ground Floor Shower Room 8'10 x 7'8 \ Large shower cubicle with drench style showerhead above and separate handheld attachment with tiled surround, roll edge worktop, space and plumbing for washing machine, space for American style fridge/freezer, cupboard housing combination boiler, upvc obscure double glazed window to side.

Ground Floor W.C \ Two piece suite comprising push button w.c, wall hung wash basin, radiator, upvc obscure double glazed window to side.





Landing \ Laminate flooring, upvc double glazed window to side, smooth plastered and coved ceiling, loft access hatch, doors to accommodation off.

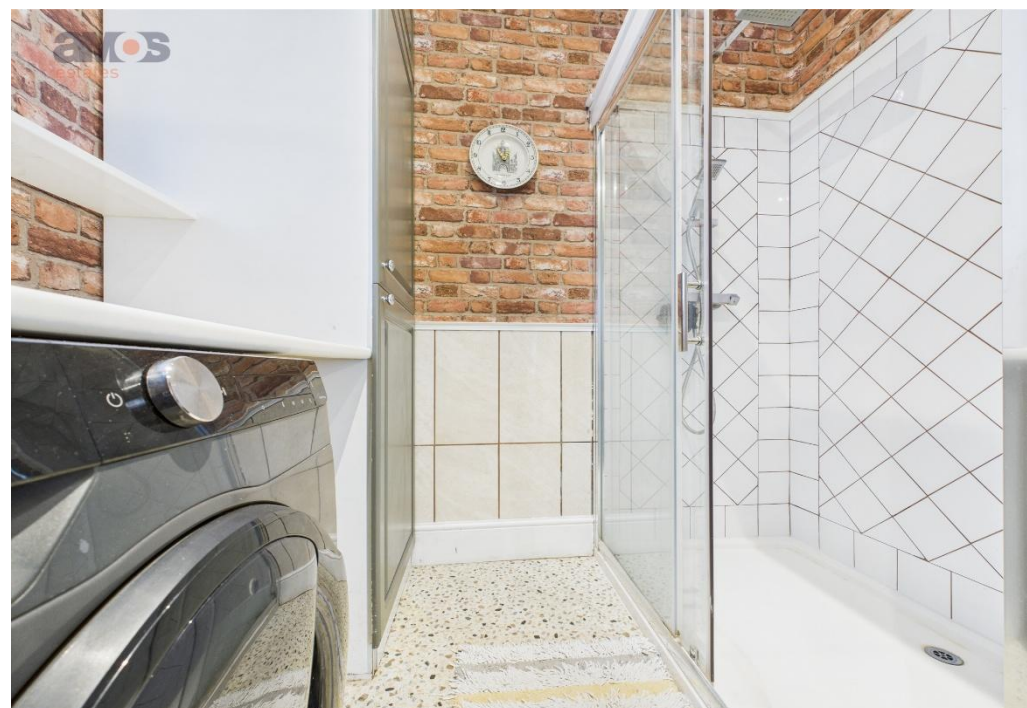
Bedroom One 14'11 Into Bay x 11'10 \ Upvc double glazed bay window to front with beautiful outlook over Salvation Army fields towards the Thames Estuary, fitted carpet, radiator, power points, USB charging points, feature fireplace, smooth plastered and coved ceiling, fitted wardrobes, T.V point.

Bedroom Two 11'10 x 10'10 \ Upvc double glazed window to rear with attractive outlook over surrounding area, fitted carpet, radiator, smooth plastered and coved ceiling, power points, T.V point.

Bedroom Three 8'1 x 6'5 \ Upvc double glazed window to front with beautiful outlook over Salvation Army fields towards the Thames Estuary, laminate flooring, radiator, power points, smooth plastered and coved ceiling.

Bathroom 9'1 x 7'5 \ Four piece suite comprising panelled bath with shower over and tiled surround, his and hers wash basins with storage below, bidet, low flush w.c, tiled effect flooring, upvc obscure double glazed window to rear, smooth plastered and coved ceiling with inset spotlights, upvc obscure double glazed window to side, heated towel radiator, shaver point.

Rear Garden \ The property benefits from a lovely landscaped rear garden measuring approximately 100ft in depth. With numerous outside entertaining and seating facilities, the garden commences with covered patio with steps down to further patio areas with established lawn adjacent leading to decking with outbuilding adjacent. To the far rear there is a lovely secret garden with further seating areas and pond, well stocked flowerbeds throughout, fencing to borders, outside power points, side access to front via gate.





Front Garden \ Driveway providing off street parking for two vehicles.



PLEASE NOTE:-

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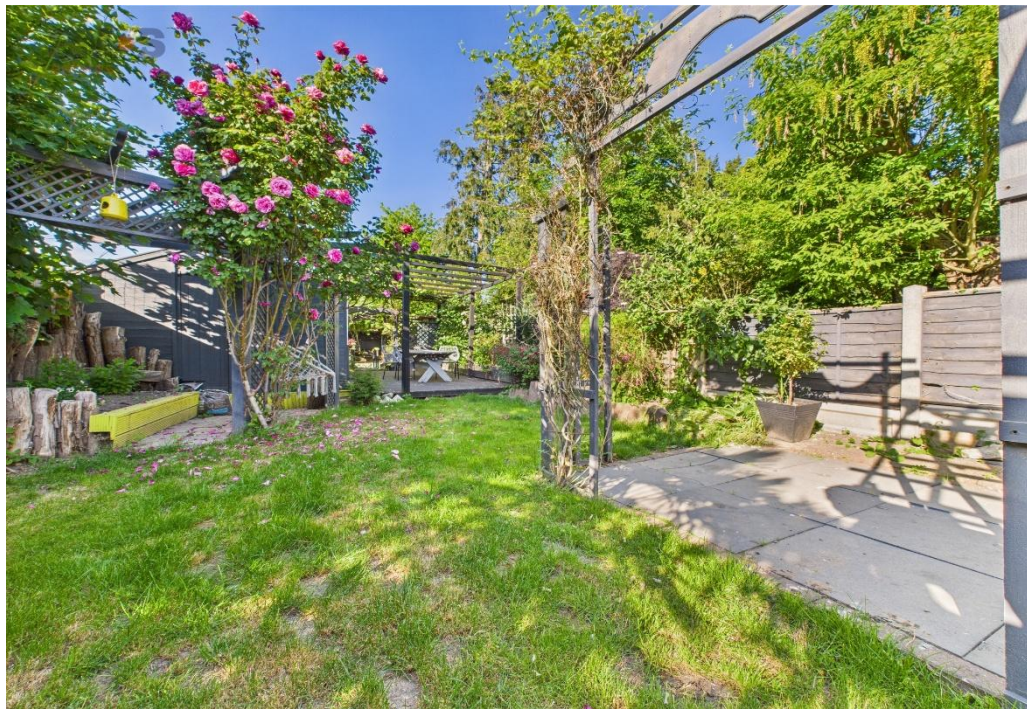
Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

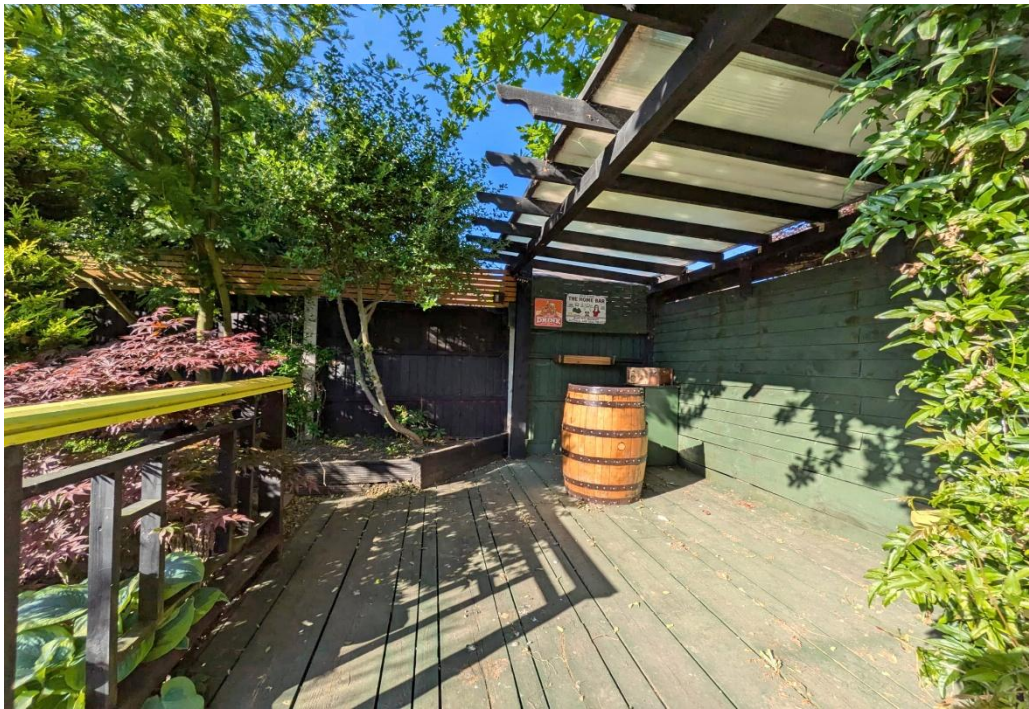
The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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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