

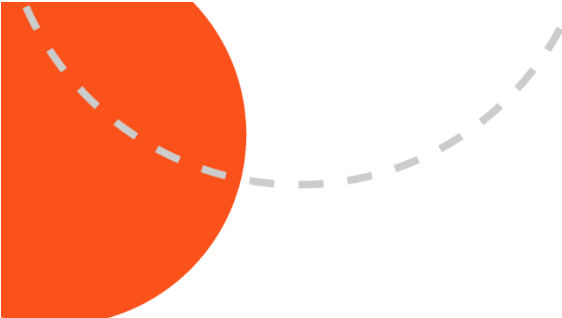


Burlington Gardens, Hadleigh, Benfleet, Essex, SS7 2JJ

2 bedroom semi-detached bungalow / O.I.E.O £500,000 / t. 01702 555888

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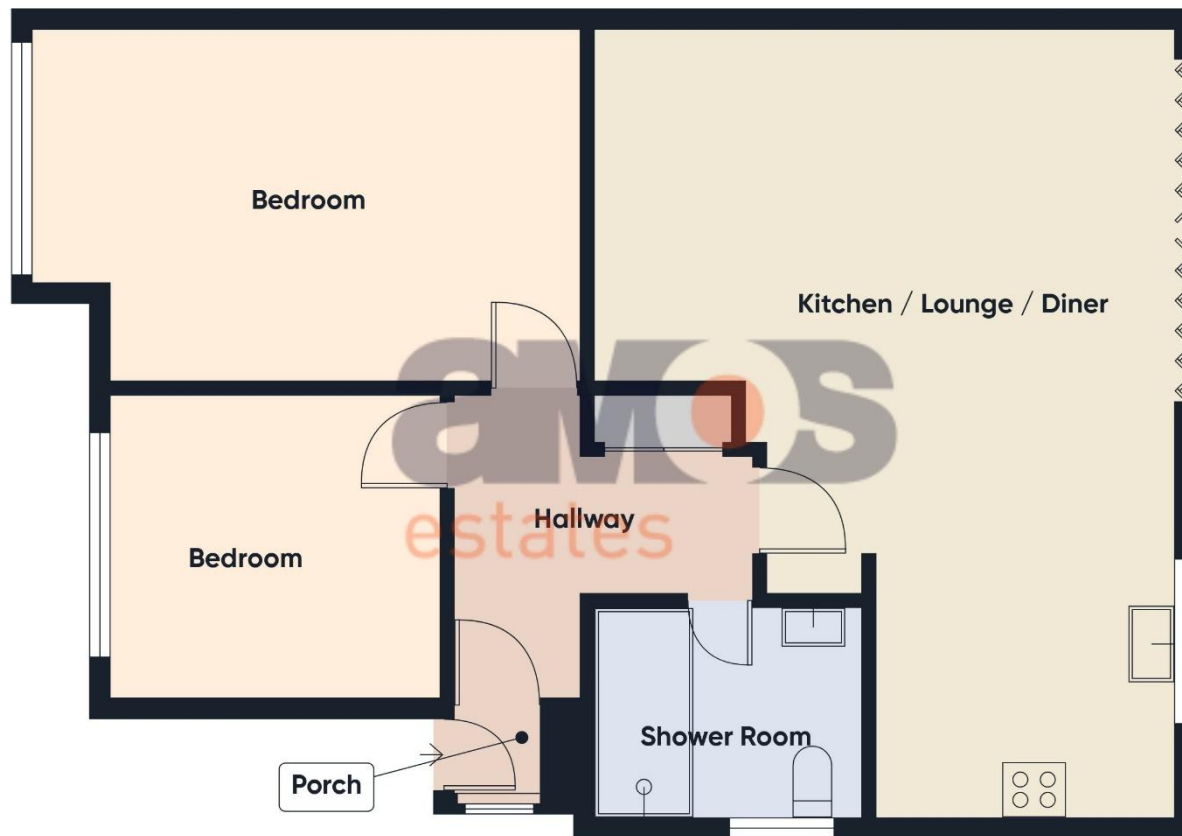
We welcome to the market this beautiful **two bedroom** semi detached bungalow in the highly desired 'Burlington Gardens', boasting a bright and spacious layout and a high quality finish throughout. Accommodation includes large lounge/diner open plan to luxury German fitted kitchen, generous size bedrooms and a stunning shower room together with south facing rear garden, garage and off street parking.

Tucked away in this quiet yet convenient turning on the Hadleigh/Leigh borders, a short distance from local woodland, nature reserve and Hadleigh Town Centre with its array of shops, café's and supermarkets whilst also being within easy access of Leigh mainline station with direct routes into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant and Junior school catchments. Viewings advised.

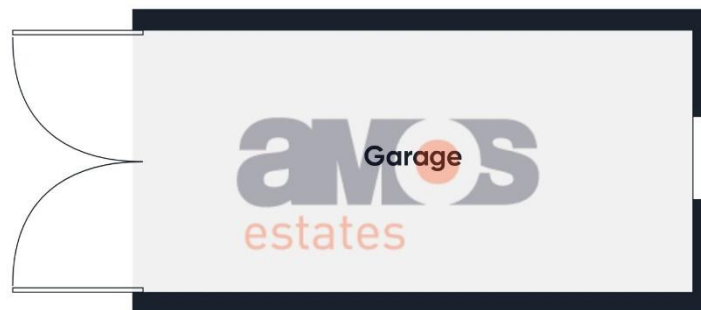
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Ground Floor Building 1



Ground Floor Building 2

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estates

Approximate total area⁽¹⁾

909 ft²
84.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Highlights

- \ **Stunning Two Bedroom Semi Detached Bungalow**
- \ **Bright & Spacious Accommodation**
- \ **High Quality Finish Throughout With No Expense Spared**
- \ **Large Lounge/Diner Open Plan To Luxury Fitted Kitchen**
- \ **Generous Size Bedrooms**
- \ **Bespoke Shower Room**
- \ **South Facing Rear Garden**
- \ **Garage & Off Street Parking**
- \ **Gas Central Heating Via Combination Boiler**
- \ **uPVC Double Glazing Throughout**
- \ **Quiet Turning**
- \ **Close To Woods, Nature Reserve & Hadleigh Town**
- \ **Easy Reach of Leigh Station**
- \ **Excellent School Catchments**
- \ **EPC Rating – D**
- \ **Electric Vehicle Pre Wiring**
- \ **Substantial Attic Space With The Potential To Convert (Subject To Planning)**

Composite entrance door opening to entrance porch.

**Entrance Porch **

Tiled flooring, UPVC obscure double glazed window to side, smooth plastered ceiling, door to entrance hall.

**Entrance Hall **

Amtico flooring, radiator, power points, smooth plastered ceiling, Hive heating controls, storage cupboard housing gas meter and consumer unit, doors to accommodation off.

**Lounge Diner Open Plan To Kitchen 24'9 x 27'11 L Shaped Maximum Measurements **

Commencing with the lounge diner having continuation of Amtico flooring, smooth plastered ceiling with inset spotlights, three radiators, TV point, power points, bi-folding doors to rear elevation providing access to rear garden, loft access hatch providing access to loft which is partly boarded and houses combination boiler (potential for loft conversion subject to planning), open plan to kitchen.

**Kitchen **

A stunning German fitted kitchen comprising sink with InSinkErator and moulded drainer inset into a range of Quartz worktops with cupboards and drawers beneath and matching eye level units, integrated fridge freezer, integrated Neff double ovens, integrated Neff induction hob with extractor over, integrated dish washer, integrated washer dryer, under cupboard lighting, quartz splashbacks, power points, USB charging points, Amtico flooring with underfloor heating, UPVC double glazed window to rear, smooth plastered ceiling with inset spotlights, breakfast bar facility.

**Bedroom One 17'1 x 10'11 **

UPVC double glazed window to front with shutters, fitted carpet, smooth plastered ceiling, power points, fitted wardrobes housing TV.





**Bedroom Two 10 x 9'4 **

UPVC double glazed window to front with shutters, Amtico flooring, radiator, power points, smooth plastered ceiling.

**Shower Room **

Luxury three piece suite comprising large walk in shower unit with drench style shower head above and separate handheld attachment push button WC, wall hung vanity wash basin with chrome mixer tap and storage below, tiled floor and walls, heated towel radiator, UPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor.

**Garden **

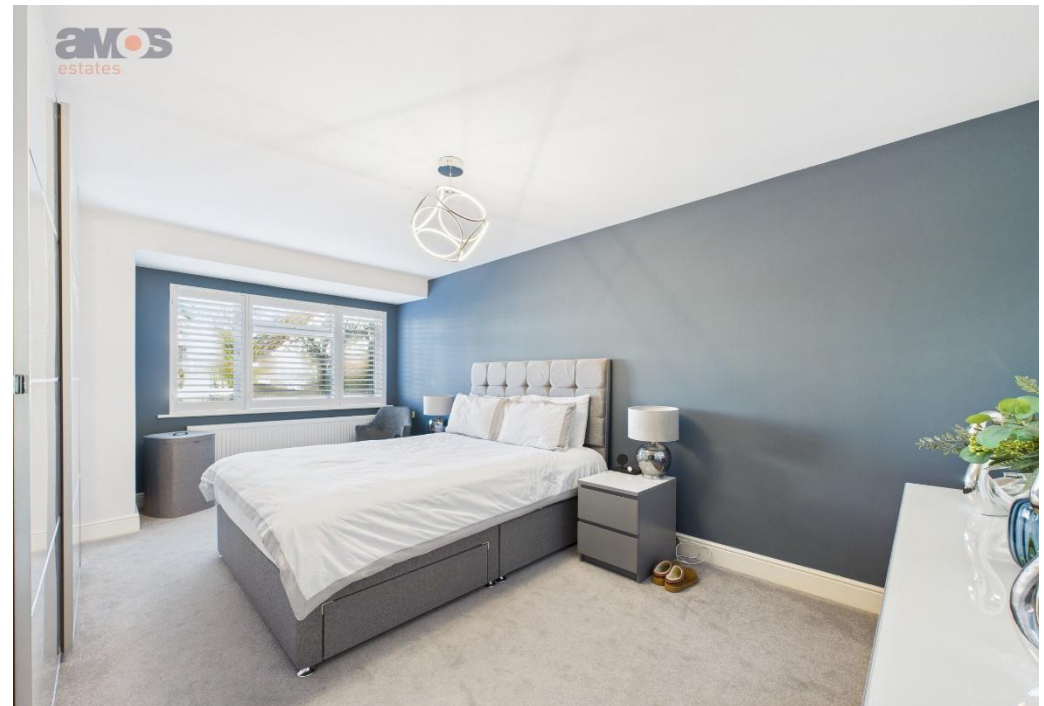
The property benefits from a low maintenance south facing rear garden, commencing with patio with pathway leading to far rear, the remainder is mainly laid to established lawn with flower beds surrounding, fencing to borders, outside lighting, outside tap, timber shed and further potting shed, side access to front, brick built storage shed with power currently housing tumble dryer, access to garage.

**Garage **

Power and light connected, double doors to front.

**Front Garden **

Driveway providing off street parking with lawned area adjacent and retaining brick wall to front, large cupboard storm porch with attractive tiling and ample outside lighting, EV Pre Wiring.







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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. *Digital Markets, Competition and Consumers Act 2024.*

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