

# bear

*Estate Agents*



\* EXECUTIVE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME \* PROUDLY POSITIONED IN A HIGHLY SOUGHT AFTER LOCATION \* MULTIPLE DWELLING, STAMP DUTY RELIEF POTENTIAL \* This imposing house has a large family room 20'8 x 20'3, a stunning kitchen/breakfast room with quartz worktops, a study/play room and a ground floor WC. The first floor consists of four excellent size double bedrooms, the master having a large dressing room, luxury four piece bathroom suite and a tastefully finished shower room. Outside there is a secluded rear garden measuring approximately 70ft, a superb outbuilding with a lounge, kitchen and a shower room and ample off street parking to front as well as garage/utility space. Located in a prestigious tree lined road, this home is waking distance to Hadleigh Castle, Country Park and Belfairs Woods and Golf Course.

- Impressive detached family home
- Ample parking on driveway and garage/utility
- Stunning out building with kitchen and shower room
- Family bathroom with additional shower room
- Easy access to public transport links
- Four double bedrooms
- South backing landscaped rear garden
- Master bedroom with fitted dressing room
- Outbuilding with kitchen, lounge and shower room
- No onward chain

## Scrub Lane

Benfleet

**£850,000**



# Scrub Lane



Situated in this highly regarded location with easy access of Hadleigh Town Centre, Hadleigh Castle and local woodland, this is an extremely well presented family home. Ideal for entertaining, which has clearly been the subject of much expense by the current owners having engineered oak flooring, newly installed double glazing and bi fold doors, re-plumbed and re-wired and attractively decorated throughout.

## Frontage

Block paved driveway for at least three large vehicles, side access to the rear garden, access to the garage/utility area, access to:

## Hallway

9'7" x 8'6" > 6'3"

Composite front entrance door with two obscured double-glazed windows, storage cupboard, carpeted stairs to the first floor, smooth ceiling with spotlights and a smoke alarm, radiator with a radiator cover, vinyl flooring, door to:

## Downstairs WC

5'0" x 2'9"

Smooth ceiling with inset spotlighting, obscured double-glazed window to the side, low-level WC, vanity units wash basin, understair storage cupboard, wall-hung radiator, vinyl flooring, extractor fan.

## Playroom/Study

9'0" x 7'9"

Double-glazed windows to the front, smooth ceiling with a pendant light, wall-hung radiator, and carpet.

## Lounge Diner

21'0" x 20'2"

Smooth ceiling with inset spotlighting and inset speakers, double-glazed window to the side, two sets of double-glazed aluminium bi-fold doors to the rear with inset blind within the glass opening out to the garden, feature fireplace with a log burner and a Gannett hearth, two radiators with radiator covers, feature inset shelving unit, vinyl flooring, opening to:

## Kitchen Breakfast Room

19'9" x 13'11" > 11'4"

Smooth ceiling with inset spotlighting, contemporary handleless gloss kitchen comprising floor-to-ceiling and base-level units, with pan draws, center island with incorporated breakfast bar with underneath storage, and quartz worktops, Miele induction four ring hob, inset 1.5 sink with draining grooves, feature wood paneled wall, integrated Bosch dishwasher, two Miele double ovens, and fridge freezer on a 70 30 split, radiator, and radiator cover, vinyl flooring, double glazed aluminium bifold doors to the rear with inset blind within the glass leading to the garden, door to:

## 1.5 Attached Garage/Utility Room

16'7" maximum x 8'9"

Electric roller shutter door to the front, wall-hung Glow combination boiler, white gloss wall, and land base level units with a square edge laminate worktop, space for a washing machine and tumble dryer, wall-hung radiator, laminate flooring.

## First Floor Landing

Double-glazed windows to the front, pendant light, radiator carpet, smooth ceiling with spotlighting, loft hatch, and a smoke detector.

## Bedroom One

12'10" x 10'10"

Smooth coved ceiling with a pendant light, double glazed windows to the rear overlooking the garden, built-in wardrobe, radiator carpet, opening to:

## Dressing Room

9'10" x 8'11"

Smooth coved ceiling with inset spotlighting, double glazed windows to the rear overlooking the garden, full range of floor-to-ceiling fitted wardrobes, radiator, and carpet.

## Bedroom Two

10'11" x 10'3"

Smooth ceiling with a pendant light, double-glazed window to the front, wall-hung radiator, and carpet.

## Bedroom Three

15'2" maximum x 9'11"

Double-glazed windows to the front, full range of floor-to-ceiling mirrored sliding door wardrobes, smooth ceiling with a pendant light, wall-hung radiator, and carpet.

## Bedroom Four

12'5" x 10'6"

Double glazed window to the rear overlooking the garden, smooth ceiling with a pendant light, built-in children's seating area and storage unit (within the wooden steps) with a wardrobe and play house, wall-hung radiator, and carpet.

## Main Family Bathroom

12'0" x 5'5"

Obscured double-glazed windows to the side, smooth ceiling with inset spotlighting and an extractor fan, beautiful four-piece bathroom comprising of a large wet room style shower with a triple rainfall head, low-level WC, wall-hung vanity unit wash basin, and a free-standing bath, wall hung radiator, wall-hung chrome heated towel rail, tiled flooring, part tiled walls with inset shelving.

## Shower Room

10'3" x 3'9"

Smooth ceiling with inset spotlighting and an extractor fan, wet room style shower with a rainfall head, wall-hung chrome heated towel rail, wall-hung vanity unit wash basin, wall-hung low-level WC, fully tiled walls and flooring, wall-hung radiator. PLEASE NOTE: This could easily be made into an en-suite for one of the bedrooms next door.

## South Facing Rear Garden

Commences with a raised composite decking area with a porcelain tiled path leading to the rear with the remainder laid to artificial lawn, side access to the front drive, outside tap, outside lighting, and outside power point.

## Outbuilding: 'The Shed'

29'11" x 16'10" > 11'10"

Smooth ceiling with inset spotlighting and pendant light, smoke alarm, jacuzzi area covered by a cedar wood roof with inset spotlights and star effect lighting, outside wall lights.

## KITCHEN AREA:

Smooth ceiling with inset spotlighting, double glazed aluminium bifold doors to the front with inset blind within the glass, wall-hung air conditioning unit, handleless kitchen comprising of base-level units and a square edge laminate worktop with a breakfast bar area, wall-hung electric radiator, integrated double fridge and slimline dishwasher, and vinyl flooring.

## LOUNGE AND STUDY AREA:

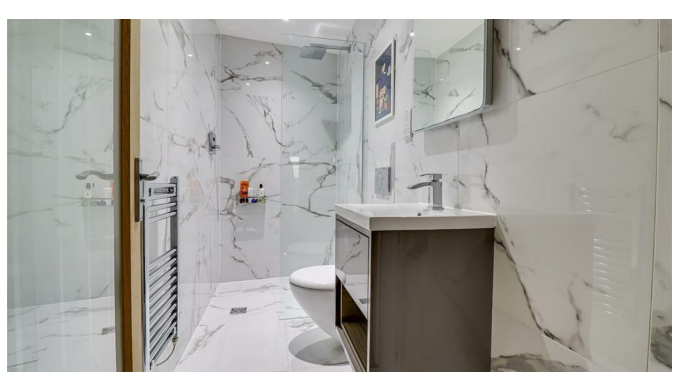
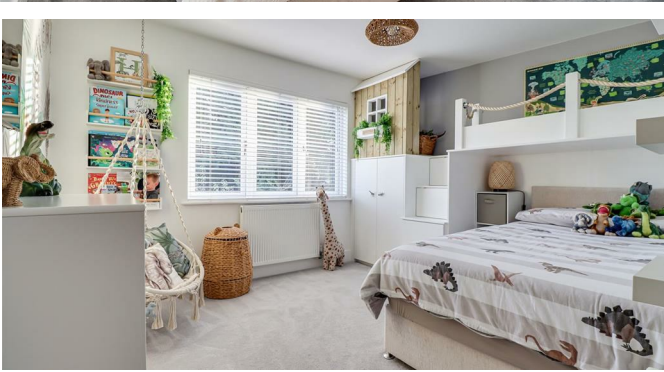
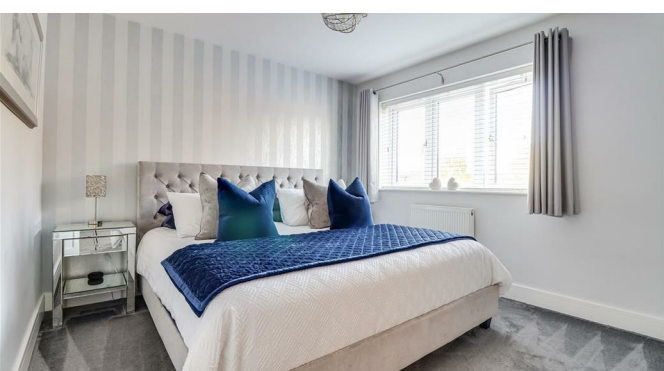
Smooth ceiling with inset spotlighting, inset speaker system, double glazed aluminium bi-fold doors to the front with inset blind within the glass, wall-hung air conditioning unit, wall-hung electric radiator, vinyl flooring, door to:

## SHOWER ROOM (2.319m x 1.502m)

Smooth ceiling with inset spotlighting, automatic sensor lighting, double walk-in shower, vanity unit wash basin with a tiled splashback, low-level WC, wall-hung heated towel rail, part-tiled walls, and tiled flooring.

## Agents Notes:

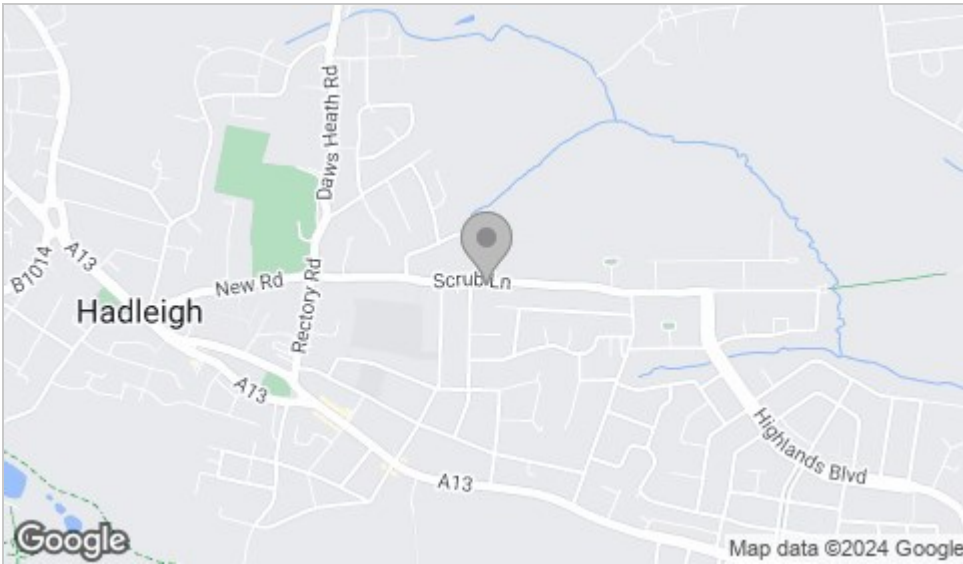
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# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		