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Estate Agents



* £425,000- £475,000 * STUNNING 24' KITCHEN FAMILY ROOM * WEST BACKING UNOVERLOOKED PLOT THATS SURROUNDED BY WOODLAND * A beautifully finished bungalow that is nestled down a quiet turning and that boasts a fantastic kitchen family room with bi-folding doors opening out to the rear garden, two great size bedrooms and a stylish four piece bathroom. The property also has the advantages of an additional lounge area with a log burner, a bright and spacious entrance hallway and a separate utility room. Located in a popular tree lined road, this bungalow is on the doorstep to the woods whilst also being walking distance to useful, local amenities. There is also convenient access to major bus routes, A13 and A127.

- Heavily extended semi detached bungalow
- Impressive kitchen family room
- Driveway for one to two vehicles
- Quiet location on the doorstep to woodland
- Walking distance to major bus routes and shops
- Two great size bedrooms
- West backing rear garden
- Modern four piece bathroom
- Potential to extend into roof STP
- Motivated seller that's found an onward property

Warren Chase

Hadleigh

£425,000

Price Guide



Warren Chase



Frontage

Shared driveway leading to rear, own driveway to front which offers space for one large vehicle with potential for one more. Access to:

Hallway

21'6" x 3'11"

Solid wood entrance door to front, smooth ceiling with loft hatch, original wooden floorboards, double radiator, wall mounted cupboard housing utility meters, doors to all rooms.

Bedroom One

13'7" x 12'4"

Smooth ceiling with pendant light, double glazed windows to front, radiator, full wall of floor to ceiling sliding door mirrored wardrobes (hanging space, built in dressing table on chimney breast), carpet.

Bedroom Two

10'6" x 8'5"

Smooth ceiling with pendant light, double glazed windows to front, radiator, original wooden floorboards.

Four Piece Bathroom

8'8" x 6'0"

Obscured double glazed window to side, smooth ceiling with inset spotlighting and extractor fan, large walk in corner shower with rainfall head, inset shelving, low level WC, freestanding bath, floating vanity unit wash basin with tiled splashback, part metro tiled walls, original wooden floorboards.

Lounge

13'5" x 12'4"

Smooth ceiling with pendant light, feature fireplace with log burner and tiled hearth, built in base level units with shelving above, radiator, original wooden floorboards, opening to:

Kitchen Family Room

24'0" x 19'4" > 14'4"

Smooth ceiling with inset spotlighting, two double glazed skylight windows, aluminium bi-folding doors to rear opening on to garden, modern shaker style kitchen comprising of wall and base level units with centre island incorporating a breakfast bar, feature brick slipped wall, white quartz worktops, ceramic inset butler sink with draining grooves, integrated oven with five ring gas hob and extractor fan, additional integrated oven, integrated microwave, space for American style fridge freezer, integrated Bosch dishwasher, pull out corner units, pan drawers, space for wine cooler, tiled floor, underfloor heating. PLEASE NOTE: The boiler and water tank is in the loft.

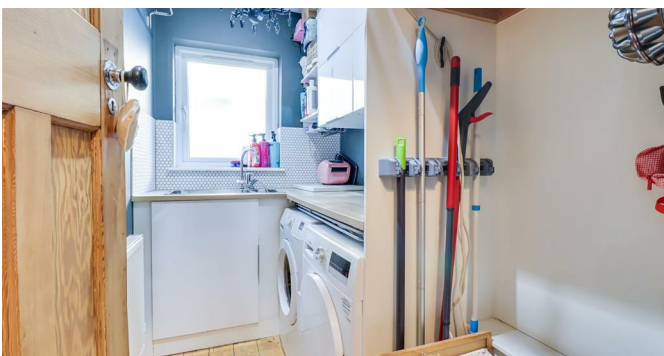
Utility Room

8'5" x 4'10"

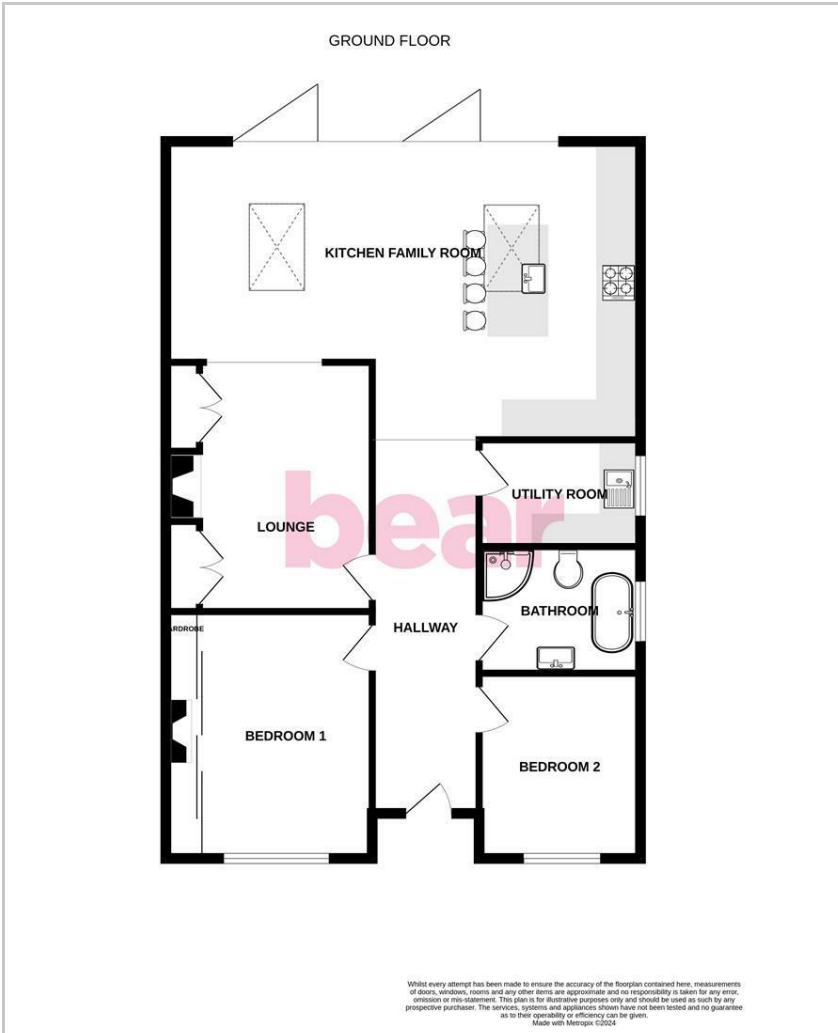
Smooth ceiling with inset spotlighting and extractor fan, double glazed obscure window to side, wall and base level units with square edge laminate worktops, space for washing machine, space for tumble dryer, 1.5 stainless steel sink and drainer, tiled splashbacks, radiator, original wooden floorboards.

West Facing Rear Garden

Large patio area, steps up to remainder which is laid to lawn with established tree and shrub borders, outside shed with power and light, undercover BBQ area, outside tap, side access to front driveway. PLEASE NOTE: The rear garden backs on to woodland and therefore is unoverlooked.



Floor Plan



Area Map



Energy Efficiency Graph

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

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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