



\* £750,000 - £800,000 \* UNOVERLOOKED SOUTH-FACING GARDEN \* ALL NEW HEATING SYSTEM \* HUGE ACCOMMODATION ON A GENEROUS PLOT \* FOUR DOUBLE BEDROOMS AND TWO BATHROOMS \* DOUBLE GARAGE AND AMPLE PARKING \* UTILITY ROOM AND DOWNSTAIRS W/C \* SHORT DRIVE TO BOTH BENFLEET AND RAYLEIGH TRAIN LINES \* MULTIPLE RECEPTION ROOMS \* This impressive executive home does not only offer a huge amount of downstairs living space with a versatile layout, but four large double bedrooms with storage and multiple bathrooms upstairs. The property is positioned to take advantage with an unoverlooked and sunny south-facing rear garden and the frontage is far from lacking, with a double garage and parking for three vehicles on the block paved driveway. The internal accommodation is comprised of; a welcoming entrance hall with storage and access to both the downstairs W/C and integral garage, a formal dining room to the front, a large reception room to the rear which opens out into the insulated and properly heated sunroom, there is a kitchen-breakfast room with attached utility room, four double bedrooms upstairs with a family bathroom and an en-suite to master.

The enviable location is on a quiet road on a sought-after development with attractive properties and offers a great school catchment, with Thundersley Primary and both The Deanes and The King John School on offer (with the prestigious grammar schools of Southend only a bus ride away). There are amenities and bus links nearby as well as Virgin Active gym and Hadleigh Country Park, while Benfleet and Rayleigh train stations are equidistant and offer access to London via both train lines. The property is offered with a complete onward chain and viewings are available now!

- Unoverlooked south-facing garden
- All new heating system including boiler, water tank and radiators
- Equidistance from both Benfleet and Rayleigh train lines to London
- Especially quiet road on a sought-after development
- Double garage and ample parking
- Four double bedrooms with two bathrooms
- Kitchen-breakfast room with a separate formal dining room
- Utility room and downstairs W/C
- Impressive plot and building
- Both The King John School and The Deanes catchment area

## Hackamore

Benfleet

**£750,000**

Price Guide





# Hackamore



## Frontage

Block paved driveway providing parking for three vehicles with side access, planting borders, access to the double garage, an overhang front porch with a UPVC double glazed obscured front door leading to:

## Garage

16'5" x 15'7"

5m wide double garage with power and lighting and space for utilities, a concrete floor, an internal door through to hallway and and up and over garage door.

## Entrance Hallway

Obscured UPVC double glazed leadlight window to front aspect, large double door storage cupboard, radiator with decorative wooden cover, access to W/C, access to integral garage, carpeted oak staircase rising to first floor landing, coving, skirting and wooden flooring.

## Formal Dining Room

12'8" x 8'7"

UPVC double glazed leadlight window to front aspect, radiator with decorative wooden cover, coving, skirting and wooden flooring.

## Downstairs W/C

Floating vanity unit with countertop wash basin and chrome mixer tap, low-level W/C, chrome towel radiator, extractor fan, inset mirror, floor to ceiling wall tiling and floor tiling.

## Lounge

15'10" x 11'9"

UPVC double glazed French doors through to the sun room and a UPVC double glazed leadlight window to rear aspect, two radiators with decorative wooden covers as well as a stone feature fireplace, coving, skirting and carpet.

## Sun Room with Tiled Roof

13'6" x 10'8"

Tiled roof with an insulated and vaulted ceiling with UPVC double glazed French doors to side aspect for garden access as well as windows to side and rear aspects with in-built Sanderson blinds, underfloor heating as well as a radiator with decorative wooden cover, skirting and wood effect laminate flooring.

## Kitchen-Breakfast Room

15'3" x 8'8"

UPVC double glazed rear door as well as a UPVC leadlight double glazed window overlooking the garden. Wooden flush-fit shaker style kitchen units both wall-mounted and base level comprising; a two-seater breakfast bar with storage, a ceramic 1.5 sink with drainer and mixer tap, granite effect laminate worktops with tiled splashbacks, four ring burner Neff induction hob with stainless steel Neff extractor hood over and a Neff integrated oven and grill, integrated under counter fridge, corner pull-out cupboard, access to utility room, radiator with decorative wooden cover, spotlighting, coving, skirting and wood effect laminate flooring.

## Utility Room

6'11" x 5'5"

UPVC obscured double glazed leadlight window to side aspect, shaker style

kitchen units comprising; storage cupboards, ceramic sink and drainer with mixer tap set into granite effect laminate worktops with a tiled splashback, space for two under counter appliances, boiler cupboard with 'Vaillant' boiler, spotlighting, coving, skirting and wood effect laminate flooring.

## First Floor Landing

Loft access, coving, airing cupboard, skirting and carpet.

## Master Bedroom

15'1" x 13'6"

UPVC double glazed leadlight window to front aspect, two built-in wardrobes, feature fireplace with tiled hearth, access to en-suite, coving, skirting and wood effect laminate flooring.

## En-Suite to Master

8'3" x 6'5"

Obscured UPVC double glaze and leadlight window to side aspect, corner shower cubicle with drencher head and secondary shower attachment, vanity unit with countertop wash basin and a chrome mixer tap, low-level W/C, chrome towel radiator, shaver points, spotlighting, floor to ceiling wall tiling and floor tiling.

## Bedroom Two

15'11" x 10'11" > 7'8"

Two UPVC double glazed leadlight windows to front aspect, radiator, coving, skirting and carpet.

## Bedroom Three

11'6" x 11'6"

UPVC double glaze leadlight window to rear aspect, large range of built-in wardrobes, radiator, spotlighting, coving, skirting and wood effect laminate flooring.

## Bedroom Four

10'9" x 10'1"

UPVC double glazed leadlight window to rear aspect, built-in wardrobes, radiator, spotlighting, coving, skirting and carpet.

## Three-Piece Family Bathroom

7'11" x 7'1"

Obscured UPVC double glazed leadlight window to rear aspect, P-bath with shower over, floating vanity unit with countertop wash basin and a chrome mixer tap, low-level W/C, chrome towel radiator, shaver points, spotlighting, floor to ceiling wall tiles and floor tiling.

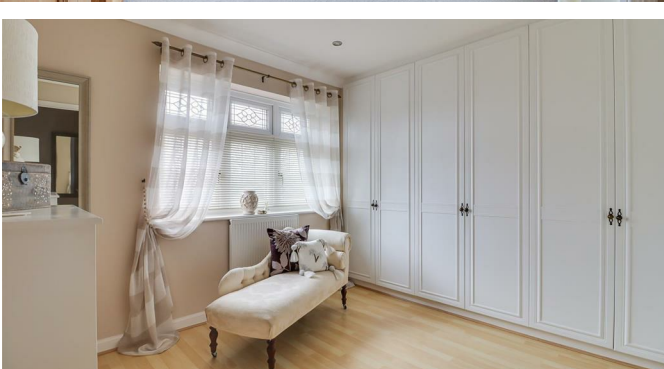
## South-Facing Rear Garden

Commences with a block paved patio with ample seating room and a large awning for sun protection, the rest of the garden is mostly laid to lawn with planting borders and laurel hedging for a huge amount of privacy. There is a shingled rear storage area as well as side access to front of property and fencing all around. Garden is approximately 65 foot long.

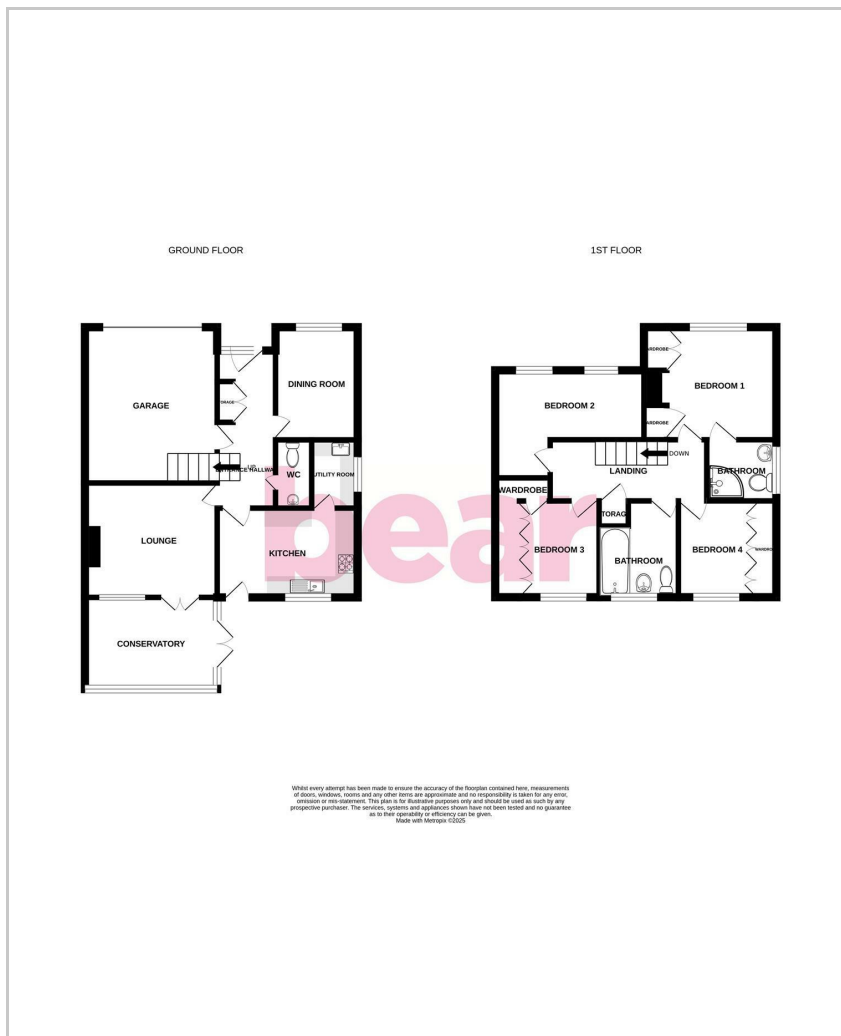
## Agents Notes

Heating system was completely renewed three years ago which includes; a Vaillant boiler, new water tank, and new radiators.

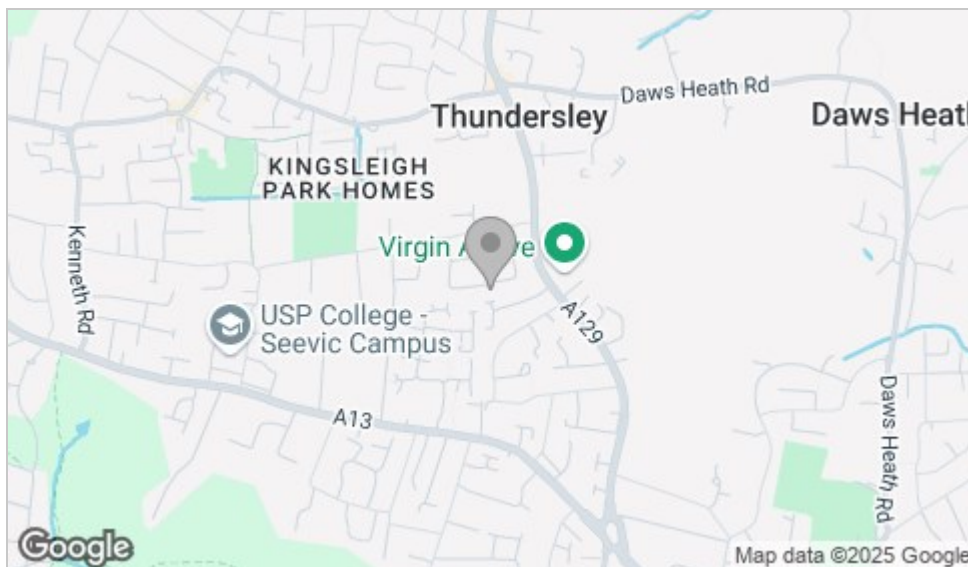




## Floor Plan



## 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

