



\* £300,000 - £325,000 \* PARKING AND GARAGE \* OPEN-PLAN LIVING \* MODERN KITCHEN \* LARGE GARDEN \* QUIET LOCATION \* NO ONWARD CHAIN \* VERY LONG LEASE \* This is a perfect starter home with ample internal space, a quiet location and a private garage with parking. The accommodation is comprised of; a private garage with a space in front of it, as well as additional shared parking, a good-sized entrance hall which leads through to the open-plan lounge-diner, a modern fitted kitchen, three great-sized bedrooms upstairs with wardrobes, a three-piece family bathroom and a spacious rear garden. The location is on a quiet development nestled at the end of a cul-de-sac and is within walking distance to Hadleigh High Street and its amenities, bus links and the Morrisons superstore. Benfleet Station for London commuters is only a short drive away and for schooling, Westwood Academy and The Deanes are within catchment, while the grammar schools of Southend are only a bus ride away. The property is offered with no onward chain and is available to view now!

- Garage
- Large garden
- Open-plan living
- Hadleigh High Street amenities and bus links very near by
- Three-piece family bathroom
- Parking
- Quiet cul-de-sac
- Three great-sized bedrooms
- Great school catchment area
- Short drive to Benfleet Station for London commuters

## Templewood Court

Benfleet

**£300,000**

Price Guide





# Templewood Court



## Frontage/Parking

One parking space in front of the private garage, access to garage, additional shared parking within the development, front lawn and gated side access to garden, pathway leading to a UPVC double glazed obscured front door with sidelight.

## Garage

Single garage with an up and over front door as part of a block, with a new roof in recent years.

## Entrance Hallway

Radiator, skirting and original floorboards

## Lounge-Diner

25'3" × 15'3" > 7'10"

Window to front aspect and sliding doors to rear aspect as well as an opening through to the renovated kitchen, staircase rising to first floor landing with storage cupboard underneath, double radiator, skirting and laminate flooring.

## Kitchen

9'11" × 6'10"

Door and window to rear aspect for garden access, modern gloss kitchen units both wall-mounted and base level comprising; boiler cupboard, four ring burner hob with integrated oven, composite sink and drainer with chrome mixer tap, concrete effect worktops and splashbacks, space for fridge/freezer, space for washing machine, skirting and tile effect lino flooring.

## Bedroom One

13'7" × 8'11"

New UPVC double glazed window to front aspect, radiator, large built-in wardrobes, laminate flooring.

## Bedroom Two

11'1" × 7'10"

Window to rear aspect, built-in wardrobe and secondary alcove perfect for additional wardrobe, radiator and laminate flooring.

## Bedroom Three

8'10" × 6'0"

New UPVC double glazed window to front aspect, radiator, skirting and original wooden floorboards.

## Three-Piece Bathroom

Obscured window to rear aspect, low-level W/C, bath with shower attachment, pedestal wash basin with chrome mixer tap, chrome towel radiator, partial wall tiling and tile effect lino flooring.

## Rear Garden

Commences with a paved patio with the remainder mostly laid to lawn with fencing, gated side access and a shed to remain.

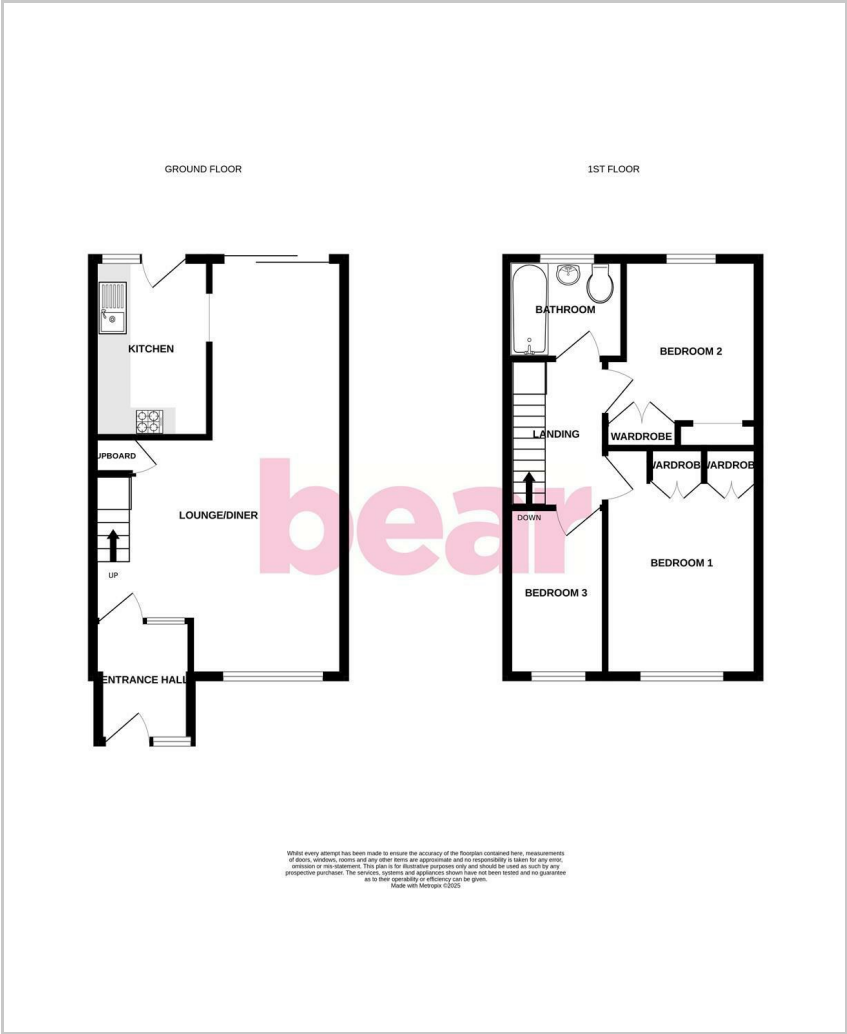
## Agents Notes:

New house and garage roof in recent years. This is a leasehold property with a service charge for the development.

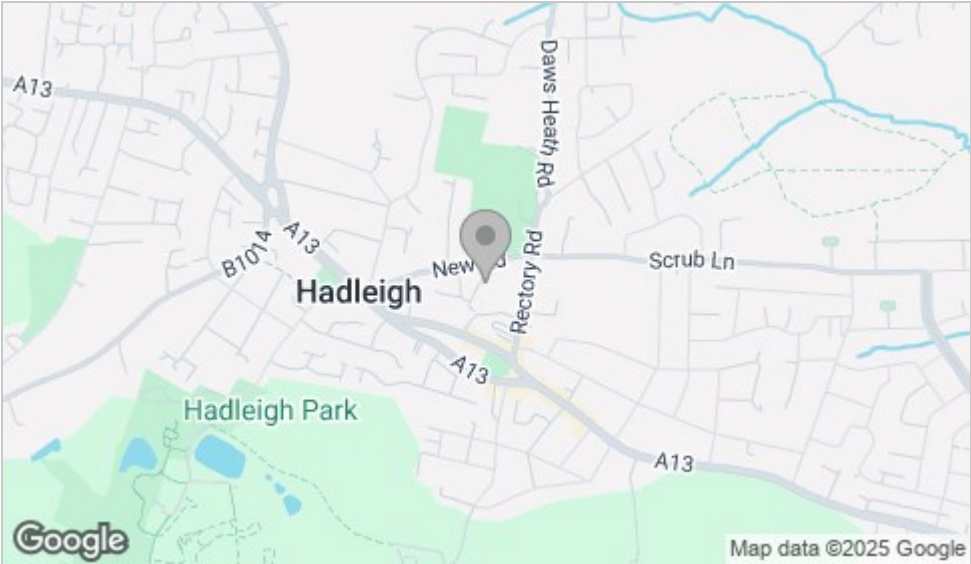




# Floor Plan



# 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

