



£450,000 - £475,000 \* PARKING FOR THREE \* GARAGE \* REAR EXTENSION \* DOWNSTAIRS W/C \* KING JOHN SCHOOL CATCHMENT \* SHORT DRIVE TO TRAIN STATION \* GREAT HADLEIGH LOCATION \* This deceptively spacious home offers a great layout, a rear extension, ample parking and a garage and a fantastic location within an enviable school catchment. The accommodation is comprised of; parking for up to three on the front drive with an additional space in the garage, a welcoming entrance hall with storage and access to the downstairs WC, a bright kitchen-diner to the front with oriel bay window and an extension to the rear housing the lounge, playroom and separate office. Upstairs, there are three great-sized bedrooms, built-in wardrobes and a three-piece family bathroom. The location is in a central part of Hadleigh with amenities and bus links around the corner and a great school catchment on offer, with Hadleigh Infants and Juniors and The King John School available. A short drive gets you to Leigh Station for London commuters and the prestigious grammar schools of Southend are only a bus ride away. This beautiful family home is available to view now!

- Parking for up to three vehicles
- Rear extension
- Kitchen-diner
- Three-piece family bathroom and a downstairs WC
- Hadleigh Infants & Juniors and King John School catchment areas
- Short drive to Leigh Station for London commuters
- Garage
- Office on ground floor
- Three great-sized bedrooms and ample storage
- Great central location in Hadleigh with amenities and bus links seconds away

## Ash Road

Benfleet

**£450,000**

Price Guide





# Ash Road



## Parking/Frontage

Parking on a landscaped front driveway for up to 3 vehicles, with an additional space in the single garage, gated side access to garden, front porch with a UPVC and obscured double glazed front door leading to:

## Single Garage

Up and over garage door and a wooden rear door for garden access as well as two UPVC double glazed side windows, space for one vehicle, power and lighting, water feed, washing machine is housed here.

## Entrance Hallway

Access to downstairs WC, carpeted staircase rising to first floor landing with two large storage cupboards underneath, radiator, skirting and a tiled floor.

## Lounge and Rear Extension

23'5" > 13'1" x 15'7" > 8'8"

UPVC double glazed French doors and sidelights for garden access, as well as an obscured UPVC double glazed side window and access to the office. Stone feature fireplace, two radiators, coving, skirting and real wooden flooring. The extension section of this room is currently used as a playroom.

## Office

10'3" x 5'8"

UPVC double glazed window to rear aspect, skirting and real wooden flooring.

## Kitchen-Diner

19'1" x 9'3"

UPVC oriel window to front aspect as well as two UPVC double glazed side windows and a UPVC double glazed rear door for garden and access to the front. Shaker style kitchen units both wall-mounted and base level comprising; large boiler

cupboard, dishwasher to remain, fridge/freezer to remain, large range master cooker to remain, range master cooker hood, pan drawers, laminate worktops with a tiled splashback, spotlighting, skirting and a tiled floor.

## Downstairs WC

Obscured window to front aspect, wall-mounted wash basin with chrome mixer tap, low-level WC, radiator, spotlighting, fully tiled walls and flooring.

## First Floor Landing

Airing cupboard, loft access, skirting and carpet.

## Bedroom One

15'6" x 12'1"

Two UPVC double glazed windows to front aspect, large set of fitted wardrobes to remain, radiator, spotlighting, skirting and carpet.

## Bedroom Two

13'1" x 8'7"

UPVC double glazed rear window, large set of fitted wardrobes, radiator, coving, skirting and carpet.

## Bedroom Three

13'1" x 6'9"

UPVC double glazed rear window, radiator, coving, skirting and carpet.

## Three-Piece Family Bathroom

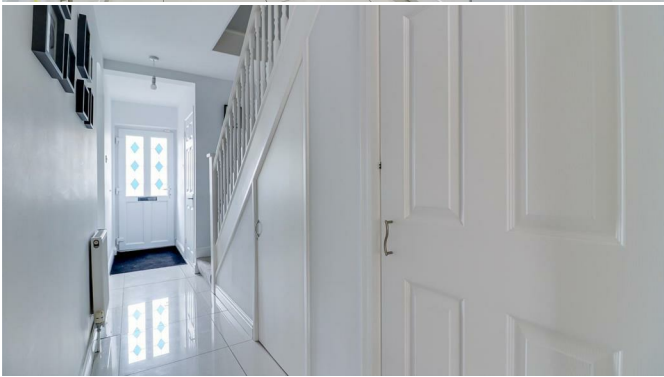
6'11" x 5'4"

Obscured UPVC double glazed side window, P-bath with drencher head and secondary shower attachment, pedestal wash basin with chrome mixer tap, low-level WC, chrome radiator, spotlighting, fully tiled walls and flooring.

## Rear Garden

Commences with a decked seating area with the remainder mostly laid to lawn, with mature planting borders, fencing and gated side access to front of property.





# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

