



DAWS HEATH ROAD

BENFLEET, SS7 2NL

GUIDE PRICE £475,000
FREEHOLD

** A VERSATILE PROPERTY HAS THREE BEDROOMS AND A WONDERFUL OPEN PLAN DOWNSTAIRS SPACE WITH GORGEOUS KITCHEN & ORANGERY ESQ DINING ROOM EXTENSION - WEST FACING GARDEN & NO ONWARD CHAIN - GUIDE PRICE £475,000-£490,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

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- No onward chain • Versatile chalet style property with three generous size bedrooms • Luxury four piece bathroom & newly installed ground floor shower room • Great size lounge with feature fireplace • Beautiful kitchen with central island • Orangery style dining room extension with bi-folding doors and lantern roof • West facing garden brimming with seclusion (55 feet) • Parking for three cars • Easy reach of Hadleigh town centre & John Burrows Park • Extremely deceptive from it's initial appearance



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RP&C Estate Agents are delighted to present to the market this beautifully appointed and deceptively spacious chalet-style residence, discreetly nestled within the ever-desirable Daws Heath enclave of Hadleigh, Benfleet and moments from the iconic Scrub Lane.

From the moment you step inside, this home whispers a warm welcome, its expansive living room, complete with a charming feature fireplace, sets the tone for the graceful flow that follows. Beyond lies an inner hallway, leading to a brand-new shower room (to be installed) and an adaptable third bedroom or snug. Ideal as a restful retreat, home office or cosy hideaway, according to the next custodian's needs.

Open-plan living is celebrated here. From the heart of the home, a luxurious kitchen adorned with a central island—there is effortless transition into a splendid orangery, a space designed to impress and entertain. Framed by elegant bi-folding doors that open onto the garden and crowned with a grand lantern glass roof, this is a room that captures light,

life and occasion in equal measure.

Ascending the stairs, you'll find two generous double bedrooms. The principal suite is graced with French doors opening to bucolic views towards fields—an idyllic outlook to greet each day. A sumptuous four-piece bathroom, styled with contemporary finesse, completes the upper level.

Externally, the property continues to enchant. A raised west-facing patio invites afternoon sun and evening repose, overlooking a meticulously manicured garden offering both privacy and tranquility. A generous driveway provides parking for up to three vehicles, and side access ensures practicality without compromise.

Located within this ever-popular part of Daws Heath, Hadleigh, residents benefit from proximity to reputable schools, scenic parkland walks, and convenient rail links, making it the perfect blend of semi-rural charm and everyday accessibility.

Offered with no onward chain, this home is ready to be moved into and cherished from the very first moment.

Entrance Hall

Inner Hallway

Access to:

Shower Room/w.c

A brand new three piece suite is currently being installed.

Bedroom Three/Snug

Lounge

Kitchen

This extends to 19'3 into the orangery/dining room.

Orangery/Dining Room

This is a beautiful room with feature glass roof and bi-folding doors overlooking the west facing garden.

First Floor Landing

Access to:

Bedroom One

Double glazed doors to the rear aspect with a lovely view towards open fields.

Bedroom Two

Four Piece Bathroom Suite

West Facing Garden

The garden measures approximately 55 feet in depth and offers privacy and seclusion. There is a feature raised hardstanding patio perfect for entertaining. Side access. Tap. Timber shed to remain.

Front

Driveway for three cars.

The current EPC is when the current owner bought

the property. Since then the property has been dramatically improved and we believe would score a much higher rating.

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ADDITIONAL INFORMATION

Local Authority – Castle Point

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 979.52 sq ft

Tenure – Freehold





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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