



STUART THOMAS
ESTATES



- GREATLY EXTENDED TO THE REAR
- SOUGHT AFTER LOCATION
- SOUTH FACING REAR GARDEN
- THREE BEDROOMS

144 Scrub Lane, Hadleigh, Essex, SS7 2JP

Greatly Extended to the rear to provide an ENORMOUS LOUNGE/DINER with wide patio doors leading to the SOUTH FACING REAR GARDEN this detached THREE BEDROOM house is offered for sale with NO ONWARD CHAIN. In the highly SOUGHT AFTER SCRUB LANE be quick to view this one.

£495,000





Property Description

ENTRANCE PORCH

Sliding door leads to the entrance porch. Wall light point. Further door and an adjacent window leads to the:-

ENTRANCE HALL

Stairs to the first floor. Double radiator. Thermostat for the central heating. High level double glazed window to the side. Wall light point.

SHOWER ROOM

Low level WC with a concealed cistern, wash basin with cupboards under and a large shower. Obscure double glazed window to the front. Extractor fan. Fully tiled to all visible walls. Radiator.

LOUNGE/DINER

This enormous room at the rear of the property has wide double glazed sliding patio doors leading to the South Facing rear garden. Two double radiators. Double glazed window to the side. Coving. Feature stone fireplace and shelving. Three wall light points. Retractable electric awning over the patio doors.



KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Built in oven, gas hob and extractor cooker hood. Space and plumbing for a washing machine. Cupboard housing the gas fired central heating boiler. Double glazed door and window to the side. Coving. Breakfast bar. Open plan to the Lounge/Diner.

LANDING

Double glazed window to the side. Large airing cupboard



housing the hot water cylinder.

BEDROOM ONE

Two double glazed windows to the front aspect. Radiator. Sliding door wardrobes to one wall. Coving.

BEDROOM TWO

Double glazed window to the rear. Radiator. Built in wardrobe cupboard. Access to the loft.

BEDROOM THREE

Double glazed window to the rear. Radiator.

BATHROOM

With a grey 3 piece suite comprising a low level wc, pedestal wash basin and a panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the front. Electric shaver socket. Ceramic and mirror tiling to the walls. Heated towel rail/radiator.

GARAGE

With an electric roller door. Gas and electric meters. Personal door leads to the rear garden.

REAR GARDEN

This SOUTH FACING rear garden is approximately 30' deep. Lawn, established shrubs and screen fencing. Storage shed to the side. Further shed to the bottom of the garden.

GENERAL

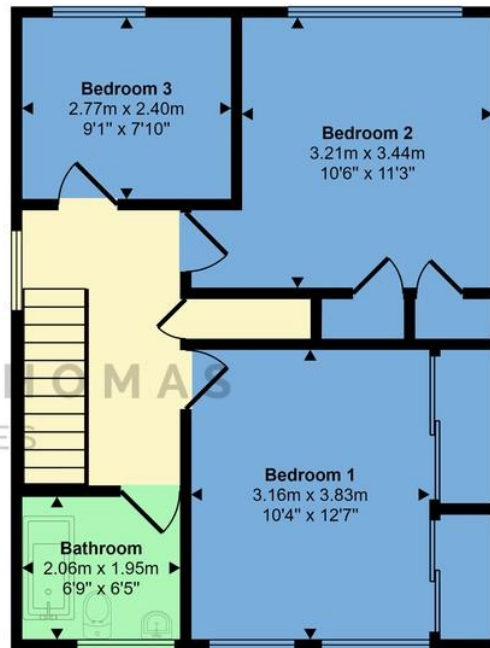
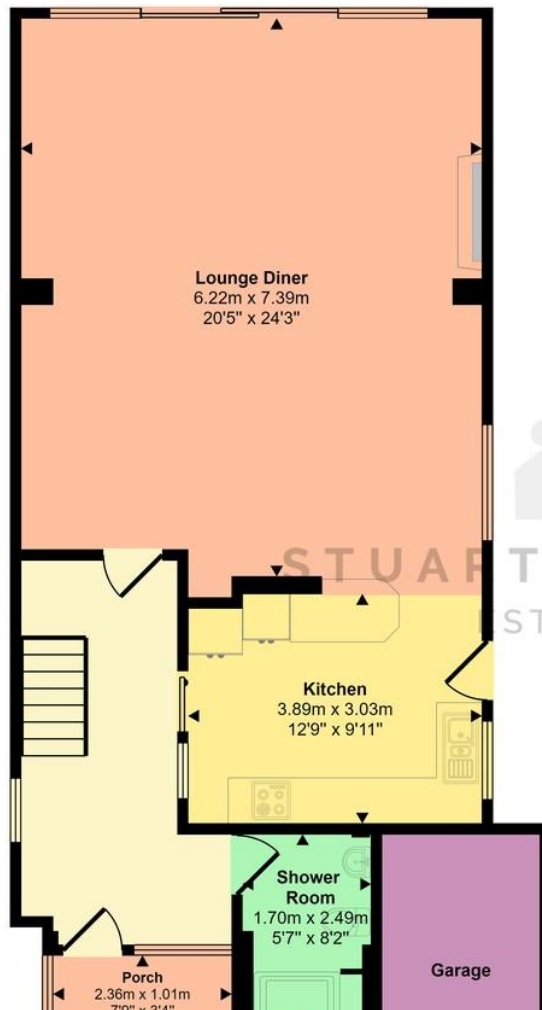
Tenure Freehold

Castle Point Borough Council

Council Tax Band E



Approx Gross Internal Area
137 sq m / 1476 sq ft



First Floor
Approx 51 sq m / 544 sq ft

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements