



STUART THOMAS  
ESTATES



- LARGE DETACHED CHALET
- SPACIOUS FAMILY ACCOMMODATION
- SOUGHT AFTER LOCATION
- EN SUITE SHOWER ROOM

9 Scrub Lane, Hadleigh, SS7 2JA

What a TARDIS! It's not what it seems. Offering up to FIVE BEDROOMS or simply use the space as you wish. In the SOUGHT AFTER SCRUB LANE be sure to view this CHARACTER PROPERTY.

£599,950



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## Property Description

### ENTRANCE PORCH

Composite entrance door with lead light glazed panels leads to the entrance lobby which in turn has a further door leading to the:-

### ENTRANCE HALL

Stairs lead to the first floor with cupboard under. Double radiator. Wood effect flooring.

### CLOAKROOM

Low level wc and a vanity hand wash basin. Obscure double glazed window to the side. Tiled floor.

### LOUNGE

This spacious room has a double glazed bay window to the front aspect with a curved radiator below. Two further double glazed bay windows to the side. Feature limestone fireplace with a wood burning stove. Wood effect flooring. Picture rail.

### KITCHEN/DINER

Another large room with double glazed french doors leading directly to the rear garden. The kitchen area is fitted with a range of units at eye and base level with wood work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Ceramic hob with an extractor cooker hood over and a built under oven. Tiled floor. Inset ceiling spotlights. The dining area has a double glazed window to the side. Radiator. Feature cast iron fireplace.

### UTILITY ROOM

Fitted with units at eye and base level. Single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine and fridge freezer. Integrated dishwasher. Double glazed window to the rear. Part glazed door to the side. Tiled floor. Extractor fan. Inset ceiling spotlights.

### GROUND FLOOR BATHROOM

With a 4 piece suite comprising a wc pedestal wash basin double ended bath with a mixer tap and shower attachment. Corner shower







cubicle. Obscure double glazed window to the side. Fully tiled to all visible walls and floor. Inset ceiling spotlights. Extractor fan.

#### LANDING/STUDY AREA

This particularly large landing has ample space for a desk. Double glazed window to the side. Radiator.

#### BEDROOM TWO GROUND FLOOR

Double glazed bay window to the front with a curved radiator below. Picture rail.

#### BEDROOM THREE GROUND FLOOR

Double glazed window to the side. Radiator. Picture rail. Built in cupboard housing the gas fired central heating boiler and hot water cylinder.

#### BEDROOM FOUR GROUND FLOOR

Double glazed window to the rear. High level double glazed window to the side. Radiator.

#### BEDROOM ONE FIRST FLOOR

Double glazed windows to the rear and side. Two radiators. Plenty of eaves storage. Large double built in wardrobe cupboard. Inset ceiling spotlights. Door leads to the:-

#### ENSUITE

With a 3 piece suite comprising a low level wc pedestal wash basin and large shower. Obscure double glazed window to the side. Inset ceiling spotlights. Some ceramic tiling to the walls. Underfloor heating.

#### BEDROOM FIVE

Double glazed window to the front. Access to the eaves. Laminate flooring. Cupboard with access to the eaves. Radiator.

#### GARAGE

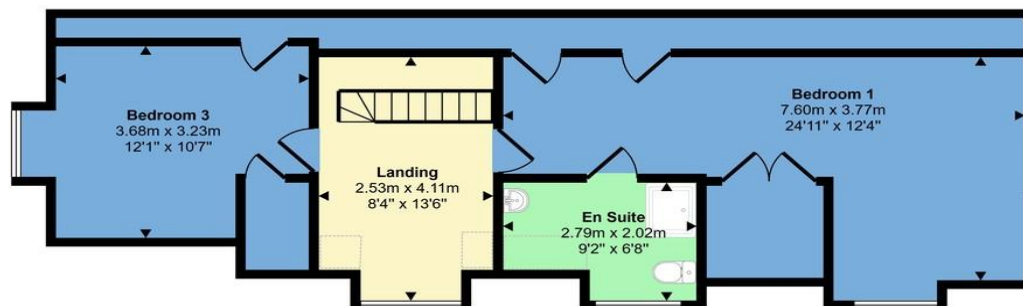
Detached from the property approached from Conifers with an up and over door and personal door to the rear garden.



Approx Gross Internal Area  
170 sq m / 1832 sq ft



Ground Floor  
Approx 108 sq m / 1158 sq ft



First Floor  
Approx 63 sq m / 674 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## REAR GARDEN

This beautiful rear garden is well stocked with established flower and shrub borders. Lawn area. Screen fencing. Circular paved patio. Greenhouse to remain. External water supply and lighting. Raised herb garden. Side access to the front via either side of the property.

## GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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