



- FOUR BEDROOM HOUSE
- DOUBLE GARAGE
- EN SUITE BATHROOM
- SUPERBLY FITTED KITCHEN/DINER

2a Conifers, Hadleigh, SS7 2JR

Guide Price £650,000

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Property Description

DESCRIPTION

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ENTRANCE HALL

Double glazed composite entrance door with a glazed inset leads to the spacious and impressive entrance hall. Spindled staircase leads to the first floor with a cupboard under. Lifestyle wood effect flooring. Radiator. Coving. Inset ceiling spotlights.

CLOAKROOM/UTILITY ROOM

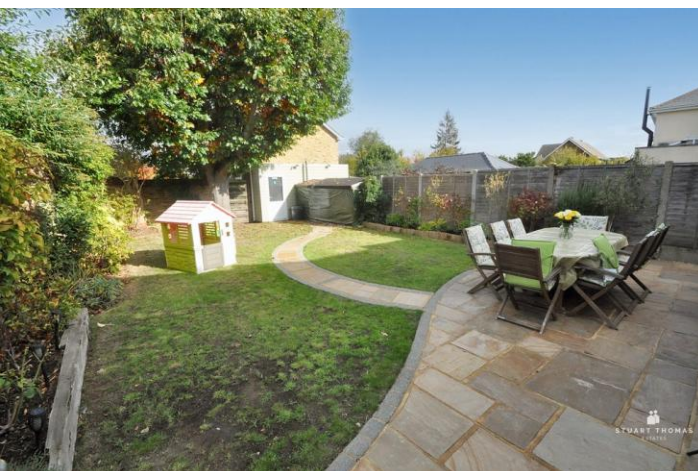
This good size very useful room is fitted with a range of units at eye and base level with ample work surfaces over. Inset single drainer sink unit with a mixer tap over. Low level wc. Radiator. Space and plumbing for washing machine. Double glazed obscure glazed georgian style window to the side. Lifestyle wood effect flooring.

LOUNGE

This good size attractive room has a double glazed georgian style bay window to the side. Double glazed bi fold doors lead to the rear garden. High level georgian style window to the side. Coving. Three radiators.

KITCHEN/DINER

This bright and airy room has a double glazed georgian style bay window to the front aspect. Two further georgian style windows to the front and side. Inset ceiling spotlights. Lifestyle wood effect flooring. The kitchen area is well fitted with a range of gloss units with Corian work surfaces over. Integrated full size fridge and freezer, Inset one and a half bowl single drainer sink unit with a mixer tap over. Five ring gas hob with an extractor cooker hood over. Built in oven and a further





oven/grill/microwave oven. Warming drawer. Integrated dishwasher. Double glazed door to the side.

LANDING

Access to the loft. Georgian style window to the side.

BEDROOM ONE

Double glazed georgian style window to the rear. Radiator. Coving. Door leads to the en suite

EN SUITE

With a 3 piece white suite comprising a low level wc with a concealed cistern. Vanity wash hand basin with cupboards under. Display shelving. Panelled bath with a bath filler and independent shower over. Inset ceiling spotlights. Extractor fan. Obscure double glazed georgian style window to the side. Heated towel rail.

BEDROOM TWO

Double glazed georgian style window to the front. Radiator. Coving.

BEDROOM THREE

Double glazed georgian style window to the side. Radiator. Coving.

BEDROOM FOUR

Double glazed georgian style window to the front. Radiator. Built in cupboard housing the Vaillant gas fired central heating boiler and hot water cylinder. Radiator. Coving.

FAMILY BATHROOM

With a 3 piece white suite comprising a low level wc with a concealed cistern vanity hand wash basin with cupboards under and a panelled bath with a mixer tap independent shower and screen. Obscure double glazed georgian style window to the side. Heated towel rail. Extractor fan. Fully tiled to all visible walls

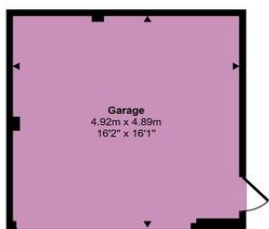




Ground Floor
Approx 71 sq m / 764 sq ft



First Floor
Approx 60 sq m / 651 sq ft



Garage
Approx 24 sq m / 259 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.

and floor.

DOUBLE GARAGE

Detached at the end of the rear garden with parking to the front of the garage. Up and over door and a personal door to the rear garden. Light and power.

REAR GARDEN

This attractive rear garden has a stock brick wall to one side and the rear boundary. Gates allow access to the side and to the front of the garage. Established trees and shrubs. Paved patio. External lighting and water supply. Wood store. Store housing a diesel fired heater.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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