



- LARGE DETACHED BUNGALOW
- THREE BEDROOMS
- TWO BATHROOMS
- SPACIOUS LOUNGE

61 Lynton Road, Hadleigh, Benfleet, Essex, SS7 2QG

Guide Price £500,000

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Property Description

DESCRIPTION

Guide Price £500,000 to £520,000 Backing Hadleigh Country Park with a secluded South Facing Rear Garden is this **DETACHED LARGER THAN AVERAGE BUNGALOW**. Set in the ever popular cul de sac part of Lynton Road within a short walk to Hadleigh Town Centre and the King John School.

ENTRANCE LOBBY

Composite entrance door with glazed insets and matching side screens leads to the good size lobby area. Laminate flooring. Radiator with a cover. Dado rail. Coving. A glazed door leads to the:-

ENTRANCE HALL

With laminate flooring. Radiator with a cover. Access to the loft via loft ladder which the vendor informs us is part boarded. Inset ceiling spotlights.

LOUNGE/DINER

This good size attractive room has three obscure glazed windows. Dado rail. Coving. Feature fireplace. Four wall light points. Double radiator. Double glazed patio doors lead to the conservatory.

KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Induction hob with an extractor cooker hood over. Built in fan assisted oven with a microwave oven over. Integrated fridge/freezer. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Two double glazed windows to the side. Cupboard housing the combi gas fired central heating boiler. Inset ceiling spotlights. Tiled floor.





CONSERVATORY

With double glazed french doors leading to the rear garden. Laminate flooring. Radiator with a cover.

BEDROOM ONE

Obscure double glazed window to the side. Coving, double radiator. Inset ceiling spotlights. Door leads to the walk in wardrobe which also has inset ceiling spotlights. . A further door leads to the:-

EN SUITE

With a white 3 piece suite comprising a low level wc vanity wash basin with cupboards under and a corner shower unit. Heated towel rail. Obscure double glazed window to the side. Extractor fan. Inset ceiling spotlights.

BEDROOM TWO

Double glazed windows to the front and side. Double radiator. Coving. Dado rail. Inset ceiling spotlights.

BEDROOM THREE/STUDY

With double glazed french doors leading to the rear garden. Double glazed window to the front. Dado rail. Radiator with a cover. Inset ceiling spotlights. Laminate flooring.

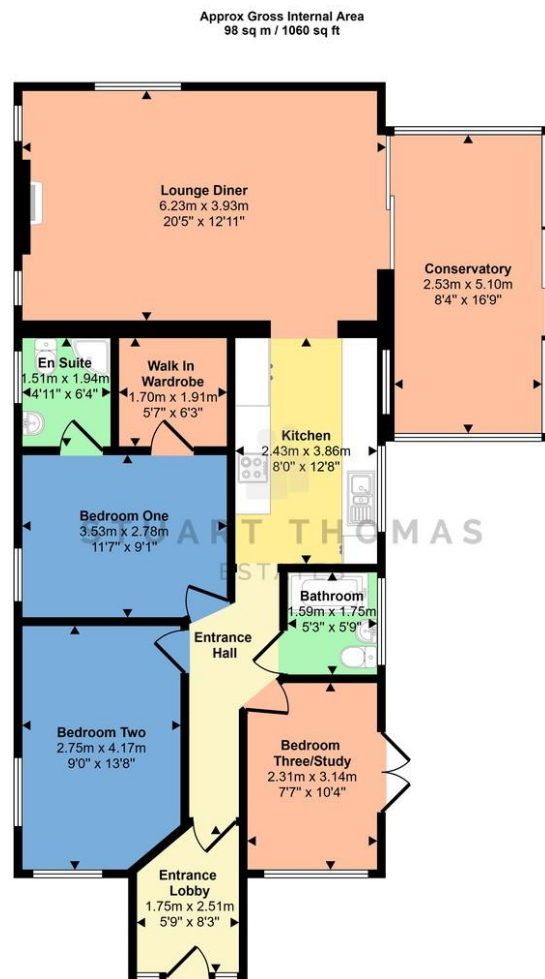
BATHROOM

With a white 3 piece suite comprising a low level wc with a concealed cistern, vanity wash basin with a mixer tap and cupboard under. Panelled bath with a mixer tap and and independent shower and shower screen. Obscure double glazed window to the side. Extractor fan. Inset ceiling spotlights. Heated towel rail.

FRONT GARDEN

Paved providing ample off street parking for up to 3 vehicles.





Floorplan

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.

Side access to the rear garden.

REAR GARDEN

This SECLUDED SOUTH FACING rear garden backs on to Hadleigh Country Park. There is a large decked area leading from the conservatory and a good size paved patio. Laid to lawn with established shrub borders. Pergola. Side access to the front. External water and power supplies.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	40 E	
21-38	F		
1-20	G		

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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 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 are advised to recheck the measurements