



BROWN & BRAND



The Saltings
Hadleigh, Benfleet, SS7 2BD

- Quiet cul de sac close to Town centre and Country park and within King John School catchment
- Family sized 4 bed detached house
- 3 receptions
- Kitchen/breakfast room with utility

£550,000





Property Description

Located in this quiet cul-de-sac within easy walking distance of Hadleigh town centre, Hadleigh country Park and within King John school catchment is this deceiving four bed roomed detached house. Accommodation entrance porch, lounge with bay window and feature fireplace, study, and dining room which leads to a conservatory. The inner lobby leads to a ground floor cloakroom, fitted kitchen breakfast room with separate utility. At first floor there are four bedrooms, the master having its own ensuite, with additional washing facilities of a three-piece family bathroom. With further benefits of detached double garage (Half currently being used as a second self-contained office) and substantial block paved frontage providing additional parking for numerous vehicles.



ACCOMMODATION

Accommodation approached fire panelled entrance door with glazed side panel giving access to

Coconut Mat. Radiator. Coved ceiling. door with glazed side panel giving access to lounge

LOUNGE

17' 6" x 13' 4" (5.33m x 4.06m) Two radiators. Coved ceiling with ceiling roses. Upvc double glazed window to front with deep windowsill. Open archway to dining room. Central chimney breast with fire with hearth and surround. Access to stairs to 1st floor landing with fitted carpet and wooden handrail. Door giving access to



STUDY

10' x 8' 3" (3.05m x 2.51m) Carpet. Radiator. U PVC double glazed window to front. Flat plastered ceiling with coving and inset spotlights.

DINING ROOM

10' 6" x 9' 8" (3.2m x 2.95m) Carpet. Radiator. Coved ceiling with ceiling rose. Double glazed patio doors to Conservatory. Further door giving access to inner lobby



INNER LOBBY

Carpet. Door to cloakroom. Open door well to kitchen.

CLOAKROOM

Fitted in a two piece suite comprising close coupled WC and pedestal wash basin with tiled splashback. Tile effect flooring. Radiator. UPVC double glazed window to rear. Coved ceiling.



KITCHEN/BREAKFAST ROOM

11' 1" x 10' 2" (3.38m x 3.1m) Fitted in a range of coloured units offering cupboard and drawer packs to both ground and eye level with contrasting Roll edge worksurfaces over. Central island breakfast bar. Insert oven and grill with 4 ring hob and extractor hood over. Space for freestanding fridge freezer. Inset one and a half bowl single drainer sink unit with mixer taps. UPVC double glazed window to rear. Half glazed door to rear. Tile effect flooring. Tiling to most walls. Radiator. Wall mounted boiler for heating and hot water. Glazed door giving access to



UTILITY ROOM

8' 2" x 5' 7" (2.49m x 1.7m) Fitted in matching kitchen cupboards to ground and eye level with Roll edge worksurfaces over. Space and plumbing for dishwasher and washing machine. Tile effect flooring. Tiling to most walls. Coved ceiling. Half glazed door and window to side.

CONSERVATORY

12' x 9' 3" (3.66m x 2.82m) Brick construction with double glazed windows to either side and rear with French doors to garden. Correx pitched roof. Tile effect flooring. Electric heater. Lighting.



LANDING

Carpet. Access to loft. Doors to all rooms

BATHROOM

Fitted in a three piece suite comprising panelled bath with plumbed in shower with glass shower screen, pedestal wash handbasin, and close coupled WC. Tile effect flooring. Radiator. Tiling to all walls. UPVC double glaze window to rear. Coved ceiling.

BEDROOM 1

14' 5" x 14' 1" (4.39m x 4.29m) (maximum measurement)

Carpet. Radiator. Double glazed bay window to front. Coving to ceiling. Door giving access to



ENSUITE

Fitted in an antique style suite comprising wall mounted wash hand basin with stainless steel legs, close coupled WC and walk in wet room style shower with glass panels and twin head shower. Tiled floor. Tiling to most walls. Stainless steel towel rail/radiator. UPVC double glazed window to front. Flat plastered ceiling with spotlights.

BEDROOM 2

11' 1" x 10' 7" (3.38m x 3.23m) Carpet. Radiator. UPVC double glazed window to rear. Coved ceiling.

BEDROOM 3

12' 1" x 8' 5" (3.68m x 2.57m) Carpet. Radiator. UPVC double glazed window to front. Flat plastered ceiling with coving





BEDROOM 4

10' 1" x 8' 5" (3.07m x 2.57m) Carpet. Radiator. UPVC double glazed window to rear. Coved ceiling. Built-in airing cupboard.

EXTERNALLY

PARKING

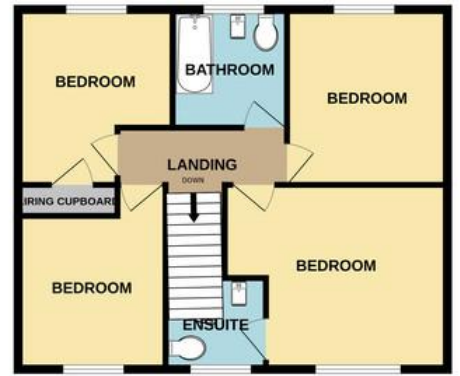
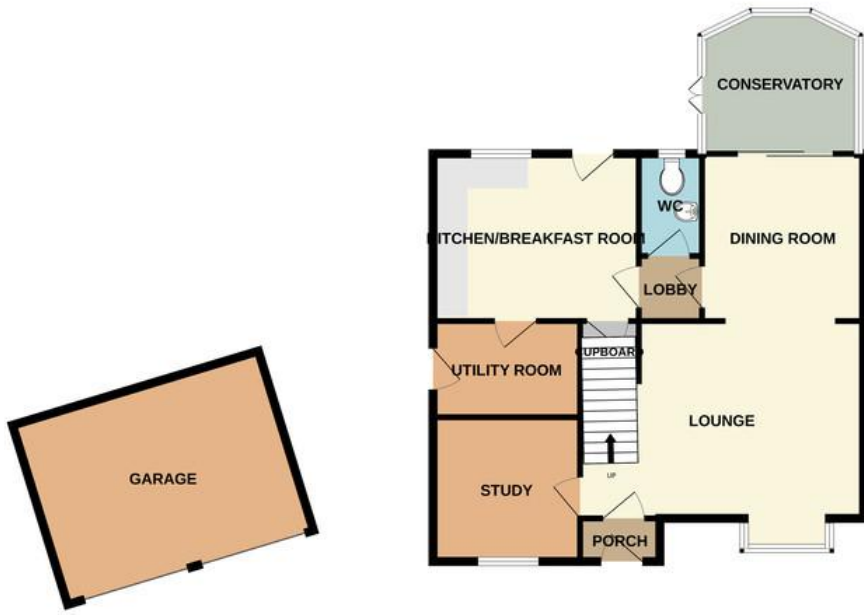
Parking is provided via a wide block paved frontage providing offstreet parking for numerous vehicles and this leads to a detached pitched roof double garage with twin single up and over doors.

The current vendor has internally sectioned one half of the garage into a self-contained office with power and light supplied. Velux window and Personal door to side with interconnecting door to the remaining garage

REAR GARDEN

Laid to lawn with mature tree, shrub borders with privacy fencing. Blocked five patio pathway and wide side axis, which gate. External power and lighting.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)																																	
19, The Sallings BENFLEET SS7 2RD	Energy rating D																																
Valid until: 20 August 2027																																	
Certificate number: 2488-2026-7288-5233-5934																																	
Property type	Detached house																																
Total floor area	119 square metres																																
Rules on letting this property																																	
Properties can be let if they have an energy rating from A to E.																																	
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-or-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																	
Energy rating and score																																	
This property's current energy rating is D. It has the potential to be B.	The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.	Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td>43 D</td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	43 D		39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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