



BROWN & BRAND



Rectory Close
Benfleet, SS7 2NF

- Recently Renovated Two Double Bedroom Semi-Detached Bungalow
- Sought After Cul-De-Sac With Immediate Access To Hadleigh Town Centre
- Off Road Parking And Garage
- Separate Fully Tiled Shower Room

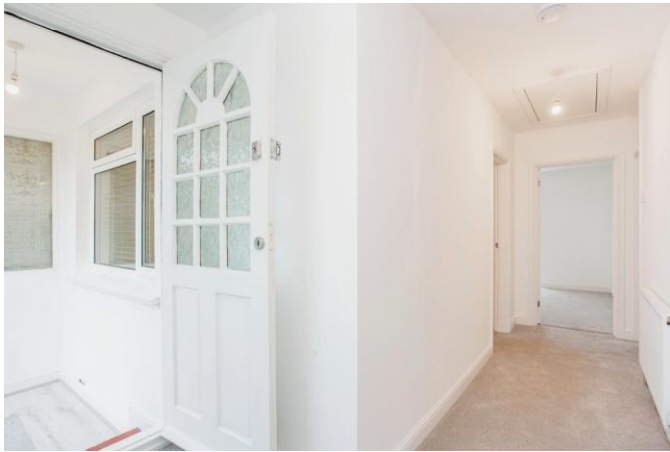
£440,000





Property Description

Brown & Brand are delighted to offer for sale this recently refurbished two bedroom Semi Detached bungalow backing directly onto school playing fields and located in this sought after cul-de-sac with immediate access to Hadleigh town centre with its shops, amenities, bus routes and doctors surgeries. The accommodation comprises of Two double bedrooms, lounge opening through to conservatory giving access to unoverlooked rear garden. Spacious modern fitted kitchen, Two piece shower room with separate w/c. The property also benefits from off road parking and garage and is offered for sale with vacant possession.



ENTRANCE PORCH

Approached via a UPVC double glazed entrance door with double glazed panels to both sides. Wood effect flooring. Wooden entrance door leading through to:

ENTRANCE HALLWAY

Carpet. Storage cupboard housing fuse box, electric and gas meter. Feature glass block wall. Radiator. Smooth plastered ceiling.

KITCHEN

14' 4" x 8' 1" (4.37m x 2.46m) Recently fitted modern kitchen in a range of cupboard and drawer packs to both ground and eye level with contrasting granite work surfaces over incorporating a stainless steel sink unit and drainer with mixer tap over. Eye level integrated electric oven and four ring electric hob. Space for fridge/freezer, washing machine and dishwasher. Wood effect flooring. Radiator. Built in storage cupboard housing boiler. UPVC Double glazed windows to rear and side. Smooth plastered ceiling with strip lighting. Double glazed door giving access through to rear garden and garage.



LOUNGE

14' 4" x 12' 5" (4.37m x 3.78m) Carpet. Radiator. Feature fireplace with electric coal effect fire. Smooth plastered ceiling. Double glazed French doors leading though to conservatory.



CONSERVATORY

9' 9" x 9' 8" (2.97m x 2.95m) UPVC double glazed windows to both flank and rear. Wood effect laminate flooring. Power points. UPVC double glazed French doors giving access to and overlooking the rear garden.

BEDROOM ONE

14' 3" x 11' 9" (4.34m x 3.58m) UPVC Double glazed bay window to front. Carpet. Radiator. Smooth plastered ceiling with central light. Two storage cupboards.



BEDROOM TWO

10' 2" x 10' 2" (3.1m x 3.1m) UPVC Double glazed window to front. Carpet. Radiator. Smooth plastered ceiling with central light.

SEPARATE W/C

Fitted with a low flush W/C. Obscure UPVC double glazed window to rear. Smooth plastered ceiling. Fully tiled walls and floor.

SHOWER ROOM

Fitted in a two piece suite comprising pedestal wash hand basin and self contained shower cubicle with glass screen. Fully tiled walls and floor. Ladder style radiator. Obscure UPVC double glazed window. Storage cupboard. Smooth plastered ceiling.



EXTERNALLY

REAR GARDEN

Easily maintained rear garden is un-overlooked and backs directly on to playing fields and mainly laid to lawn with hedge privacy borders. Privacy fencing. Access to garage. Outside tap. Patio area to the immediate fore.

GARAGE

16' 9" x 9' 3" (5.11m x 2.82m) Wooden double doors. Power points. Door to the rear giving access to rear garden.

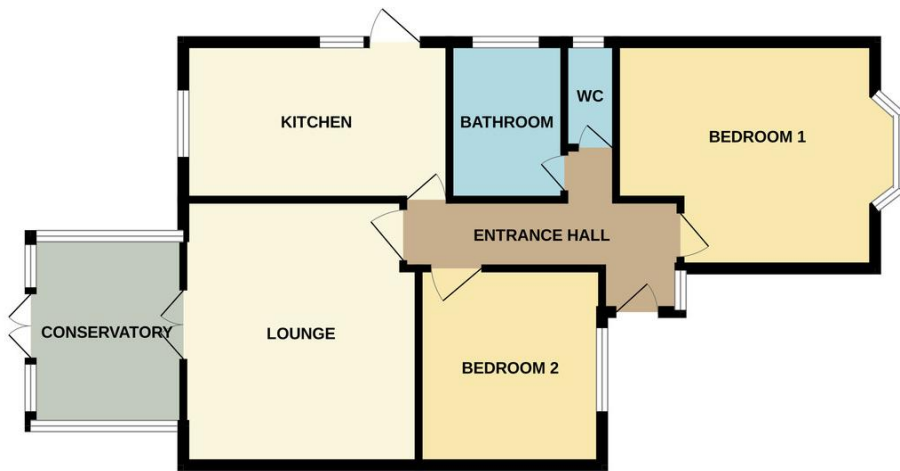
PARKING

Parking is provided via a long independent driveway providing ample off road parking for two/three vehicles. This in turn provides access to attached garage.

FRONT GARDEN

The front garden is mainly laid to lawn with shrub borders and a retaining brick wall to front. Paved pathway providing access to front door and driveway giving access to garage.

GROUND FLOOR



12/16/23, 11:27 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

11 Rectory Close SS7 2NF	Energy rating C	Valid until: 14 December 2033 Certificate number: 8252-3933-8202-4407-2204
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Property type: Semi-detached bungalow
Total floor area: 66 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/government/uploads/system/uploads/attachment_data/file/106806/landlord-guidance.pdf

Energy rating and score
This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property
Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.
<https://find-energy-certificate.service.gov.uk/energy-certificate/8252-3933-8202-4407-2204>



221 London Road
Hadleigh
Essex
SS7 2RD

www.brownbrand.co.uk
sales@brownbrand.com
01702 552966

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