



BROWN & BRAND



Rectory Road
Hadleigh, Benfleet, SS7 2ND

- Extended Three Bedroom Semi Detached Family Home
- Located Within Immediate Proximity To Hadleigh Town Centre
- Duel Aspect 27ft Lounge/Diner
- Kitchen Breakfast Room

Offers Over £475,000





Property Description

Guide Price £500,000- £525,000

Located within immediate proximity to Hadleigh town centre and offering huge potential for further extensions (subject to local planning consent) is this larger than average three bedroom semi-detached family home. Accommodation offers, large entrance hallway, dual aspect lounge/diner, separate dining area, kitchen breakfast room, utility room and a ground floor shower room. At first floor there are three bedrooms and washing facilities are provided via bathroom and separate WC. The rear garden is approximately 60 foot(un measured) and parking is provided via an Independent drive way providing ample off road parking property. No onward chain.



ACCOMMODATION COMPRISES

Approached via obscure double glazed entrance door with obscure side panelling giving access to:

ENTRANCE HALL

10' 4" x 6' 8" (3.15m x 2.03m) Fitted Carpet. Radiator. Coving. Stairs to first floor with large under stairs storage cupboard. Wall mounted thermostat control. Door to.

LOUNGE/DINER

27' 6"(into bay) x 13' 3" (8.38m x 4.04m) A bright dual aspect room with double glazed bay window to front. Fitted carpet. Radiator to two walls. Feature fireplace. Patio doors giving access to garden. Open archway giving access to:

DINING ROOM

12' 9" x 9' 4" (3.89m x 2.84m) Double glazed patio door giving access to garden. Fitted carpet. Radiator. Coving to ceiling. Further archway giving access to:

KITCHEN/BREAKFAST ROOM

13' 9" x 9' 2" (4.19m x 2.79m) The kitchen is fitted with eye and base level units with work surfaces over. Incorporating one and a half sink unit with tap and drainer. Four ring electric hob with extractor fan above. Fitted electric oven and grill. Integrated microwave. Integrated fridge. Dishwasher. Tiled splash backs. Lino Flooring. Radiator. Aluminium glazed window to rear. Radiator. Door giving access to :

INNER HALLWAY

Fitted carpet. Radiator. Coving to ceiling. Door to:

UTILITY ROOM

6' 5" x 7' 9" (1.96m x 2.36m) Sink unit with cupboards below. Space and plumbing for washing machine. Space for tumble dryer. Partly tiled walls. Door to side .

GROUND FLOOR SHOWER ROOM

Three piece suite comprising shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled Flooring. Radiator. Obscure window to side.

FIRST FLOOR ACCOMODATION

LANDING

Fitted carpet. Obscure double glazed window to side. Radiator. Loft access. Door to:

BEDROOM ONE

14' 8" x 11' 6" (4.47m x 3.51m) Double glazed bay window to front. Radiator. Fitted carpet. Fitted wardrobes.





BEDROOM TWO

13' 1" x 11' 6" (3.99m x 3.51m) Double glazed window to rear. Radiator. Fitted carpet.

BEDROOM 3

8' 4" x 8' 7" (2.54m x 2.62m) Double glazed window to rear. Radiator. Fitted carpet. Storage cupboard.

BATHROOM

Two piece suite comprising vanity sink unit with mixer tap. Panelled bath. Cupboard housing hot water tank and boiler. Lino flooring. Radiator. Partly tiled walls. Obscured double glazed window to rear.



SEPARATE WC

Low flush WC. Lino flooring. Obscured double glazed window to side.

REAR GARDEN

The garden is approximately 60ft (Un measured). Patio area with remainder laid to lawn. Privacy fencing. Tree and shrub borders. Outside tap.

PARKING

Parking is provided by an independent driveway providing parking for several vehicles which is access via the side of the house .



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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.
 Made with Metrepro 02024

Energy performance certificate (EPC)			
34 Rectory Road BENLEEST SS7 2ND	Energy rating C	Valid until 13 March 2034	Certificate number 0418-5664-6002-2387-9198

Property type: Semi-detached house
 Total floor area: 121 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

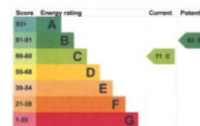
[See how to improve this property's energy efficiency.](#)

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



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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