



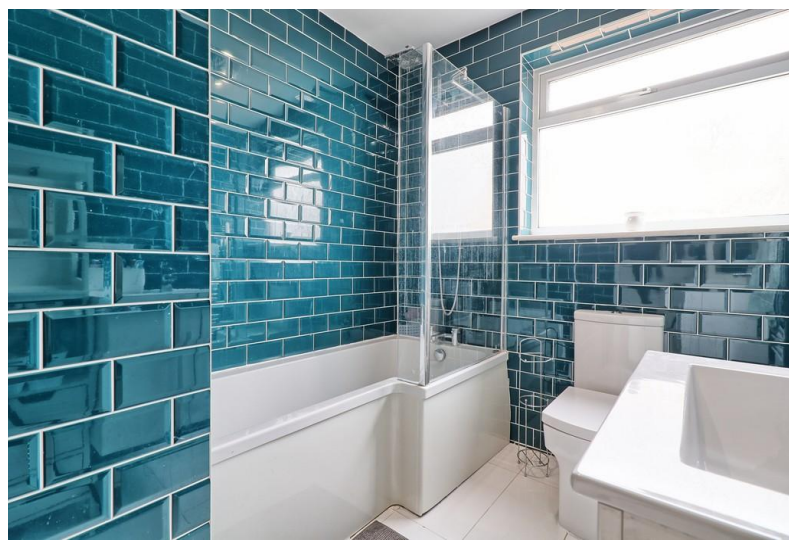
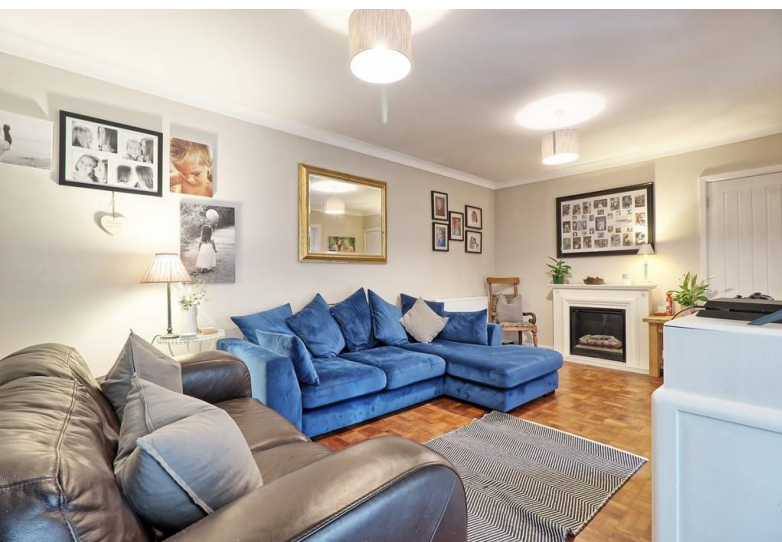
BROWN & BRAND



Beresford Gardens
Hadleigh, SS7 2SA

- Four/Five Bedroom Versatile Detached House
- Spacious Kitchen/Dining Area
- Main Bedroom With En-Suite Shower Room
- Within Easy Reach Of Hadleigh Town Centre, Local Schools & Shops

Guide Price £575,000 - £600,000





Property Description

GUIDE PRICE... £575,000 - £600,000

Brown & Brand are pleased to offer for sale this deceptively spacious Four/Five bedroom Detached House situated in a desirable Hadleigh location within easy reach of the many amenities on offer in Hadleigh Town Centre, Hadleigh Castle, Country Park and local schools. The accommodation includes a lovely and spacious kitchen/dining area, lounge with double doors leading out to rear garden, ground floor cloakroom, additional reception room currently used as Fifth bedroom with further four good sized bedrooms to first floor and family bathroom. Double garage with ample off street parking.



ENTRANCE HALL

Approached via a wooden door into the kitchen/dining area.

INNER HALLWAY

The inner hall has the original parquet flooring stairs to first floor with under stairs cupboard. Doors lead to the ground floor cloakroom and lounge. There is an additional external/entrance door leading to the courtyard garden with a large picture window. Radiator.

KITCHEN/DINING AREA

23' 1" x 11' 2" (7.04m x 3.4m) The kitchen comprises of a range of eye and base level units with contrasting work surface over. Ceramic one and a half bowl drainer with mixer tap over. Four ring induction hob with extractor fan over. Integrated fridge/freezer and dishwasher. Integrated eye level double electric oven. Space and plumbing for a washing machine. Breakfast bar to the dining area. Tiled effect laminate flooring. Smooth plastered ceiling with inset spotlights. The dining area has the original parquet flooring and has a spacious dining area. Large double glazed window to the side. Radiator. Door leading through to inner hall.



LOUNGE

19' 6" x 11' 11" (5.94m x 3.63m) Double glazed French Doors leading out to a south facing rear garden with further double doors leading to an additional room which is currently used as a fifth bedroom. Additional door with obscure glass leads to the study/storage area. Parquet flooring. Radiator. Smooth plastered ceiling with coving. Feature fireplace with electric log effect fire.



STUDY

14' 5" x 7' 3" (4.39m x 2.21m) Double glazed window to the rear with patio doors leading out to the rear garden. Radiator. Carpet. To one end is an opening leading to a storage area with windows to the side and rear with an additional radiator. Carpet. Smooth plastered ceiling.

RECEPTION ROOM/BEDROOM FIVE

16' 5" x 11' 11" (5m x 3.63m) Accessed via the lounge is another good sized room which is currently being used as a bedroom. Parquet flooring. Double glazed window to the front overlooks the courtyard garden. Two radiators. Smooth plastered ceiling and coving.



GROUND FLOOR CLOAKROOM

Comprising of a close coupled w/c and hand wash basin inset to vanity unit. Tiled floor. Double glazed opaque window.

LANDING

Three double glazed windows overlooking the courtyard garden Airing cupboard. Radiator. Loft access.

BEDROOM ONE

15' 9" x 10' (plus wardrobe)" (4.8m x) Double glazed window to the rear overlooking the garden. Fitted cupboards to one wall. Smooth plastered ceiling with coving. Radiator.



ENSUITE

Fitted in a three piece suite comprising walk in shower cubicle with hand held attachment. Wash hand basin inset to vanity unit. Close coupled WC. Double glazed opaque window to side.

BEDROOM TWO

15' 7" x 11' 11" (4.75m x 3.63m) Double glazed window to the rear. Smooth plastered ceiling with coving. Radiator. Fitted wardrobes.

BEDROOM THREE

11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to the front. Radiator. Smooth plastered ceiling.

BEDROOM FOUR

8' 11" x 8' 5" (2.72m x 2.57m) Double glazed window to the side. Radiator. Smooth plastered ceiling.

FAMILY BATHROOM

Three piece bathroom suite with P shaped bath and rainforest shower over with a hand held attachment Low flush WC. Wash hand basin inset to vanity unit with mixer tap over. Obscure double glazed window to rear.

GARAGE/FRONT GARDEN

Power and lighting with an up and over door. Boiler. Windows to the rear with obscure glass. The front of the property is block paved with ample off street parking. There is a covered area which leads to the garage, courtyard garden and entrance door.



GROUND FLOOR

1ST FLOOR



IMPORTANT: All plans have been made to the best of our knowledge and we cannot be held responsible for any errors or omissions. The plans are for general guidance only and are not to be used for any other purpose. The actual layout and construction may vary from the plans shown. All measurements are in metres unless otherwise stated.

Energy performance certificate (EPC)

26, Beresford Gardens BENFLEET SS7 2DA	Energy rating C	Valid until: 23 July 2024
Property type Detached house		Certificate number: 2148-9042-7213-2364-0930
Total floor area 162 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 ratings.

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.