



BROWN & BRAND



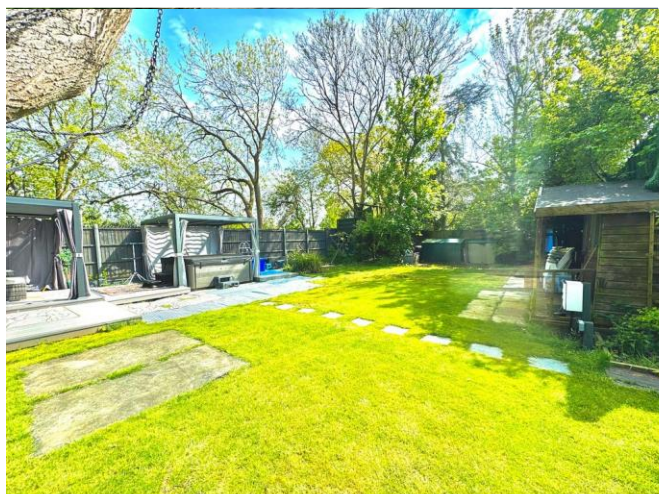
Templewood Road

Hadleigh, SS7 2RJ

- Three Bedroom Semi Detached Character House with complimentary Modern Touched
- Desirable Location Nestled in a tree-lined cul-de-sac whilst being conveniently close to all amenities
- Detached Garage and Off-road Parking
- Large Master Bedroom with En-suite

Offers In Excess Of £575,000





Property Description

BROWN & BRAND are pleased to offer this beautifully renovated 1930s semi-detached house offers a perfect blend of elegance and modern comfort. Situated in a much sought-after location, backing onto the John Burrows park, and just a leisurely 5-minute stroll from the Hadleigh high street, this property promises the best of both worlds with Westwood woods just around the corner. The accommodation offers good sized lounge, modern fitted kitchen/diner with integrated appliances, 2pc ground floor cloakroom & utility room. At first floor there are three bedrooms two of which are good sized doubles, ensuite to main bedroom & a further 3pc family shower room. The garden is approx 100ft (unmeasured) in depth & backs directly onto the John Burrows playing fields and based on an L-shaped plot with sliding bi-folding doors to rear creating a wonderful indoor/outdoor living space. Parking is provided via a garage which is located in a block with an up and over door.



ACCOMMODATION

Approached via UPVC double glazed entrance door with inset leadlight windows giving access to:

ENTRANCE HALL

Wood flooring. Radiator. UPVC double glazed window with leadlights to flank. Flat plastered ceiling with coving. Carpeted stairs to first floor. Access to lounge. Understairs storage cupboard housing trip switches. Door giving access through to:

INNER HALL

Wooden flooring. Radiator. UPVC double glazed window with leadlight to flank. Flat plastered ceiling with coving and inset spotlights. Door giving access to:

GROUND FLOOR WC

The WC is modern two piece comprising WC with concealed water cistern and vanity wash hand basin with mixer tap over. Tiled flooring. Tiled splashbacks. Flat plastered ceiling with coving. Inset spotlights.

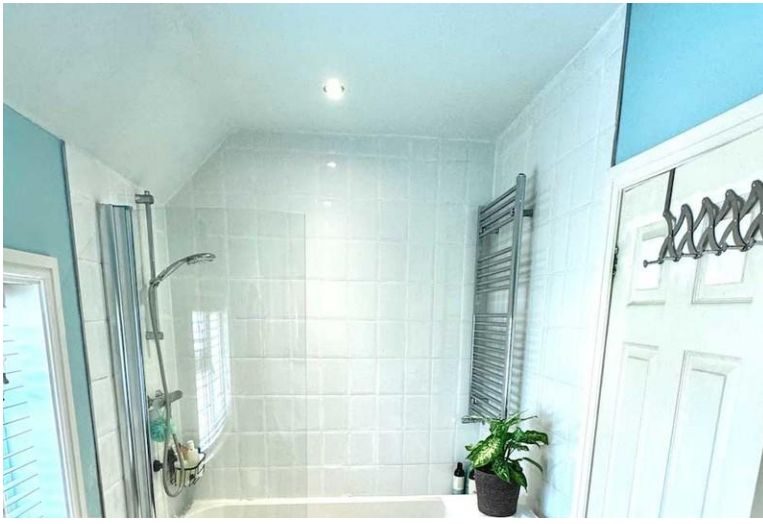
UTILITY ROOM

10' 9" x 4' 9" (3.28m x 1.45m) Fitted in cupboard packs to ground and eye level to one wall with rolled edge work surfaces over. Tiled flooring. UPVC double glazed door with leadlight window to flank. Flat plastered ceiling with coving and inset spotlights. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Space for microwave and wall mounted boiler (not tested).

LOUNGE

23' 0" x 14' 9" (7.01m x 4.5m) Wood flooring. Two radiators. UPVC double glazed windows with leadlight to front. Flat plastered ceiling with coving. Gas feature fire place. French doors giving access to:





KITCHEN/DINER

20' 9" x 11' 0" (6.32m x 3.35m) The kitchen is fitted in both cupboard and drawer packs to ground and eye level with contrasting rolled edge work surfaces over incorporating one and a half bowl single drainer ceramic sink unit with stainless steel mixer tap over. Range master double oven and grill with seven gas ring hob over with extractor fan above. Integrated fridge and freezer. Integrated dishwasher. Breakfast bar. Tiled flooring. Tiled splashbacks. UPVC double glazed window with leadlights to rear. Matching double glazed french doors with leadlights giving access to the rear garden. Flat plastered ceiling with coving to three walls. Inset spotlights.



LEAN-TO

19' 8" x 11' 9" (6m x 3.6m) To the rear of the property a great entertainment space providing slimline sliding bi-folding doors creating a wonderful indoor/outdoor living space. Wood effect cushion flooring. Beamed roof structure with polycarbonate roof. Power.

FIRST FLOOR ACCOMMODATION

LANDING

Fitted carpet. Radiator. Two UPVC double glazed windows to flank with leadlights. Flat plastered ceiling with coving to three walls. Loft access. Doors to all rooms. Double doors giving access to airing cupboard.



BATHROOM

20' 2" x 12' 3" (6.15m x 3.73m) The bathroom is fitted in a white three piece suite comprising close coupled WC. Wall mounted wash hand basin and p-shaped bath with curved shower screen and shower attachment over. Tiled flooring. Tiled splashbacks. Fully tiled wall to one wall. Wall mounted towel rail/heater. Obscure UPVC double glazed window to front with leadlights. Flat plastered ceiling with inset spotlights.

BEDROOM ONE

20' 2" x 12' 3" (6.15m x 3.73m) Carpet. Radiator. UPVC double glazed window to rear with leadlights. Flat plastered ceiling with coving to two walls. Door giving access through to:





ENSUITE

The en-suite is fitted in a modern three piece suite comprising WC with concealed water cistern. Vanity sink unit and a double width shower with stainless steel shower attachment. Tiled flooring. Tiling to all walls. Heated towel rail. Flat plastered ceiling with inset spotlights.

BEDROOM TWO

14' 2" x 11' 3" (4.32m x 3.43m) Carpet. Radiator. UPVC double glazed window with leadlights to front. Flat plastered ceiling with coving to three walls.



BEDROOM THREE

11' 6" x 8' 2" (3.51m x 2.49m) Carpet. Radiator. UPVC double glazed window to rear with leadlights. Flat plastered ceiling with coving to two walls.

EXTERNALLY

REAR GARDEN

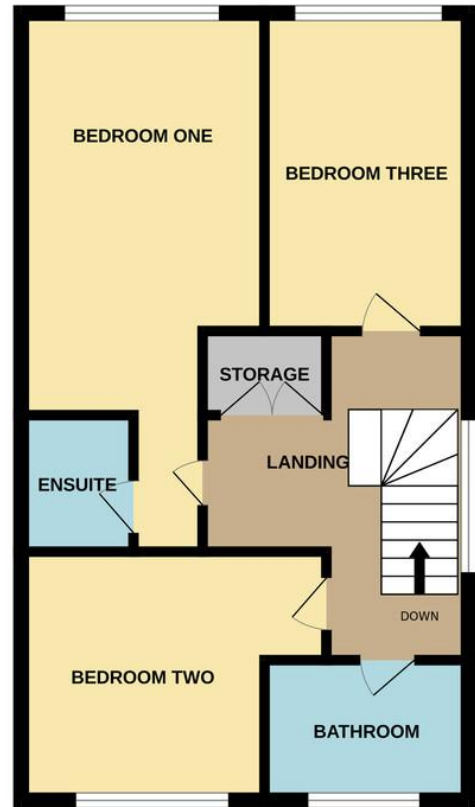
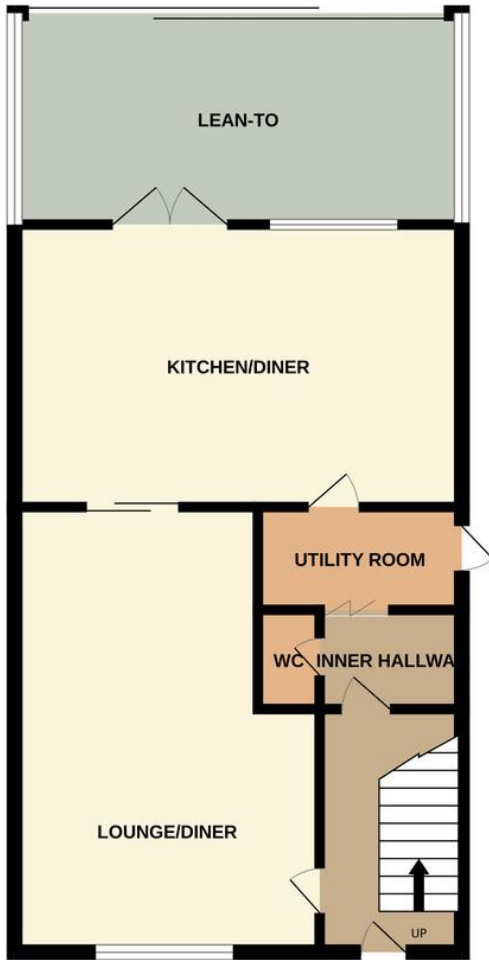
The rear garden is approx 100ft (unmeasured) which is based on an L-shaped plot which backs directly onto John Burrows playing fields. Paved area to immediate fore with seating area the remainder laid to lawn with tree and shrub borders. Composite decking to the rear of the garden with space for hot tub and large entertaining space. Privacy fencing. Garden shed. Outside tap. Gated side access.



PARKING

Parking is provided via garage which is located in a block with up and over door.





Energy performance certificate (EPC)		
89 Templewood Court BENFLEET SS7 2RH	Energy rating C	Valid until: 11 May 2033 Certificate number: 2160-8735-7070-3007-2991

Property type	Mid-floor flat
Total floor area	71 square metres

Rules on letting this property

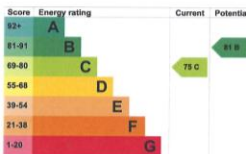
Properties can be let if they have an energy rating from A to E.

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 current 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