



BROWN & BRAND



Hazlemere Road
Benfleet, Essex, SS7 4AG

- Three Bedroom Semi Detached House
- Unoverlooked 100ft Rear Garden
- Ample Off Road Parking
- Easy Access of A13, Bus Routes & Local Amenities

£425,000





Property Description

Brown and Brand are pleased to offer with NO ONWARD CHAIN this Three bedroom Semi Detached family home located within easy access of the A13, bus routes, local amenities and within catchment for the outstanding Robert Drake Primary School and The Appleton School. Accommodation comprises entrance hallway, 3 good size bedrooms, spacious lounge, kitchen/breakfast room, separate dining room with downstairs cloakroom/utility and bathroom to first floor. Externally this unoverlooked rear garden is approximately 100' in depth (unmeasured), detached garage and ample parking is provided via an independent paved driveway to front for numerous vehicles.



ACCOMMODATION

Approach via Double glazed entrance door with inset decorative glass with Double glazed opaque window to side.

ENTRANCE HALLWAY

Carpet. Radiator. Large under stairs storage cupboard housing fuse board and burglar alarm system. Carpeted stairs to first floor. Doors giving access through to:

DINING ROOM

11' 1" x 11' 1" (3.38m x 3.38m) Double glazed window to front. Carpet. Textured ceiling with coving. Pendant light with ceiling rose. Radiator. Wooden folding doors giving access through to:

LOUNGE

25' x 11' 1" (7.62m x 3.38m) Double glazed sliding patio doors giving access through to rear garden. Carpet. Textured ceiling with coving. Dado rail. Radiator.

KITCHEN/BREAKFAST ROOM

21' 3" x 9' 8" (6.48m x 2.95m)

KITCHEN

Kitchen is fitted with cupboards both to ground and eye level with contrasting worktops over incorporating sink unit with drainer and mixer tap over. Space for fridge / freezer. Integrated eye level oven/grill. Four ring gas hob with extractor fan over. Radiator. Cushion flooring. Tiled walls. Textured ceiling with LED ceiling light. Double glazed window to side. Open access leading through to:

BREAKFAST ROOM

Double glazed window to rear. Carpet. Radiator. Dado rail. Textured ceiling with coving. Banquette seating to one wall. Double glazed door with opaque glass giving access to rear garden.

DOWNSTAIRS CLOAKROOM/UTILITY

Double glazed opaque window to side. Wash hand basin inset to storage cupboard under. W/C. System boiler. Space and plumbing for washing machine. Textured ceiling.

FIRST FLOOR

LANDING

Carpet. Storage cupboard. Loft access. Double glazed opaque window to side. Doors giving access through to:

BEDROOM ONE

11' 0" (Measurements taken inside wardrobe)" x 9' 3" (3.35m x 2.82m) Double glazed window to front. Carpet. Radiator. Textured ceiling. Fitted wardrobes.

BEDROOM TWO

13' 6" (Measurements taken inside wardrobe) x 9' 9" (4.11m x 2.97m) Double glazed window to rear. Carpet. Radiator. Textured ceiling with coving. Fitted wardrobes.





BEDROOM THREE

9' 4" x 8' 8" (2.84m x 2.64m) Double glazed window to rear. Carpet. Radiator. Textured ceiling with coving. Fitted wardrobes.

BATHROOM

Fitted in a three piece suite comprising self contained walk in shower cubicle with shower over and curved glass shower screen. Pedestal wash hand basin with mixer tap over. Close coupled W/C and bidet. Cushion flooring. Fully tiled. Radiator. Smooth plastered ceiling. Opaque double glazed window to side.

REAR GARDEN

Unoverlooked rear garden and measuring 100ft (approx.) with a large paved area to immediate fore and access to detached garage. Mainly laid to lawn with mature trees and shrubs borders. Privacy fencing. Outside tap. Gated side access.

DETACHED GARAGE

22' 2" x 9' 2" (6.76m x 2.79m) Up and over door. Power and lighting.

FRONT GARDEN

The property benefits from having ample off street parking provided via blocked paved driveway with access to garage. Retaining brick wall to front and side. Gated side access.



TOTAL FLOOR AREA: 1487 sq.m. (133.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, windows, doors and the other items are approximate and the responsibility is taken by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency.

English | [Cymraeg](#)

Energy performance certificate (EPC)

88 Hadfield Road BENFLEET SUSSEX	Energy rating D	Valid until 4 April 2034
	Certificate number 2299-2594-6540-6501-5001	

Property type: Semi-detached house
 Total floor area: 110 square metres

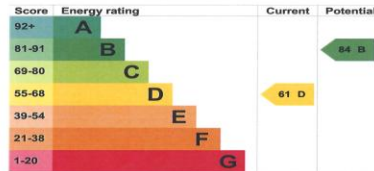
Rules on letting this property

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.](#)

Energy rating and score

This property's energy rating is D. 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

Breakdown of property's energy performance



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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.