



BROWN & BRAND



Poors Lane
Hadleigh, Benfleet, SS7 2LN

- Three bedroom family home set over three floors
- South facing rear garden
- Sought after tree lined road close to woods
- Modern kitchen/ diner

Offers In Excess Of £475,000





Property Description

Located in this sought after turning and almost adjacent to Poors Lane Woods is this immaculate three bedroom family home set over three floors. Accommodation offers entrance porch leading to good size entrance hallway, lounge/diner, utility room, ground floor WC, and modern kitchen diner. At second floor there are two double bedrooms and a four piece bathroom suite and the master bedroom is located on the third floor. The rear garden is south facing and parking is provided by an independent driveway leading to garage.



ACCOMMODATION

Approached via double glazed leadlight french doors giving access to.

ENTRANCE PORCH

Lino flooring. Double glazed light window to front hardwood door giving access to:

ENTRANCE HALLWAY

13' 3" x 7' 2" (4.04m x 2.18m) Double glazed leadlight window to front. Laminate flooring. Stairs to first floor with under stairs storage. Radiator. Smooth plastered ceiling with coving. Door to:

LOUNGE/ DINER

24' 3" (into bay)" x 10' 3" (7.39m x 3.12m)

LOUNGE AREA

11' 3" x 11' 9" (into bay)" (3.43m x 3.58m) Double glazed bay lead light window to front. Fitted carpet. Feature fireplace. Smooth plastered ceiling with coving. TV point. Open doorway. Giving access to:

DINING AREA

12' 4" x 10' 3" (3.76m x 3.12m) Smooth plastered ceiling with coving. Radiator to two walls. Fitted carpet. Double doors giving access to:

KITCHEN/DINER

16' 5" x 8' 7" (5m x 2.62m) The kitchen is beautifully fitted with modern eye and base level units with work surfaces over incorporating one and a half stainless steel sink unit with tap and drainer. Breakfast bar. Fitted self cleaning electric oven. Integrated microwave and grill oven. Five ring gas hob with extractor fan above. Two larder cupboards. Space for large freestanding fridge/freezer. Laminate flooring.

Smooth plastered ceiling with inset spotlight. Double glazed leadlight window to rear. Double glazed leadlight french doors giving access to garden. Doors to:

UTILITY ROOM

8' 7" x 8' 2" (2.62m x 2.49m) Double glazed window to side. Space and plumbing for washing machine. Stainless steel sink unit with cupboards below. Further storage cupboards. Flooring. Door to:

GROUND FLOOR WC

Partly tiled wall. Laminated flooring. Smooth plastered ceiling with inset spotlight.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed light window to front. Fitted carpet. Radiator. Smooth plastered ceiling door to:

BATHROOM

Four piece suite comprising low flush WC. Pedestal wash hand basin. Panel bath. Shower cubicle. Tiled walls. Tiled flooring. Double glazed leadlight window to front. Heated towel rail.





BEDROOM TWO

11' 2" x 12' 2" (3.4m x 3.71m) Double glazed light window to front. Radiator. Laminate flooring. Smooth plastered ceiling with coving. Fitted mirrored wardrobe.

BEDROOM THREE

12' 4" x 10' 4" (3.76m x 3.15m) Double glazed light window to rear. Radiator. Laminate flooring. Smooth plastered ceiling with coving.

STAIRS TO THIRD FLOOR

BEDROOM ONE

16' 5" x 11' 3" (5m x 3.43m) Great size room with double glaze windows to rear. Velux windows to front. Fitted wardrobes. Laminate flooring. Radiator. Door to walk in wardrobe (has plumbing ready to put an en suite in)

REAR GARDEN

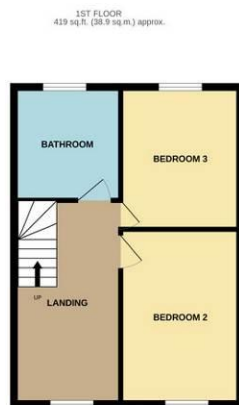
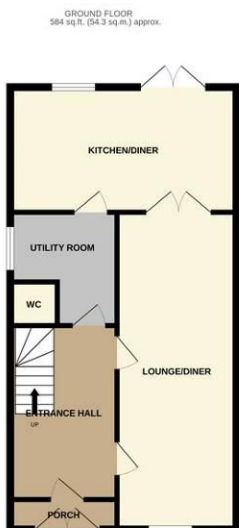
The rear garden is south facing and has a decking area with reminder laid to lawn, privacy fencing, outside shed.

GARAGE

17' 7" x 7' 6" (5.36m x 2.29m) Up and over door with power and lighting. Wall mounted boiler.

PARKING

Parking is provided via a block paved independent driveway providing parking for three cars.



Energy performance certificate (EPC)

Property type	Semi-detached house
Total floor area	122 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 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



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