



BROWN & BRAND

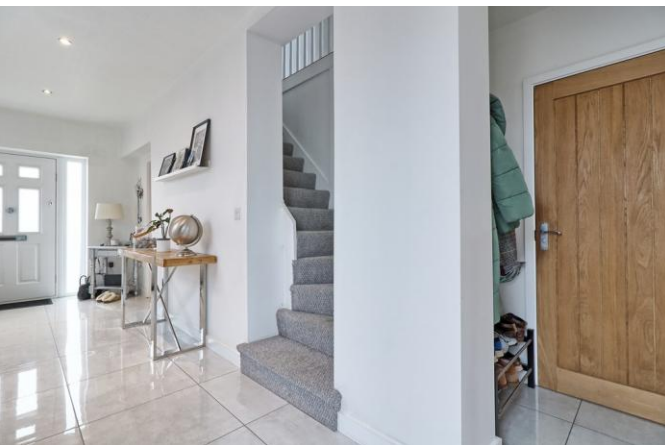


Elm Road
Hadleigh, Benfleet, SS7 2AH

- Beautifully Presented 3 Bedroom Extended End Terrace House
- Minutes Walk To Hadleigh Castle & Country Park
- Spacious Lounge/Dining Area
- Downstairs Cloakroom

OIEO £450,000





Property Description

Welcome to your dream home at Hadleigh Castle and Country Park! This beautifully presented, extended three-bedroom end-terraced house offers the perfect blend of comfort, style, and convenience.

As you step inside, you're greeted by a bright and spacious lounge/dining room, ideal for relaxing with family or entertaining guests. The modern fitted kitchen/family room is a true highlight, featuring sliding bi-folding doors that seamlessly connect the indoors with the outdoors, creating a wonderful living space flooded with natural light. Whether you're preparing meals or enjoying a morning coffee, this space is sure to inspire.

Venturing upstairs, you'll find three generously sized double bedrooms, each offering a tranquil retreat at the end of the day. The spacious fitted four-piece bathroom provides a touch of luxury, offering both functionality and style.

Outside, the easily maintained rear garden beckons you to unwind and soak up the sunshine. Measuring approximately 60ft, it provides ample space for outdoor activities, gardening, or simply relaxing with loved ones. Additionally, convenient parking to the front of the property ensures hassle-free arrivals and departures. With its enviable location just a few minutes' walk from Hadleigh Castle and Country Park, this property offers the perfect balance of serenity and accessibility. Don't miss your chance to make this your new home sweet home!



ACCOMMODATION

Approached via composite entrance door with inset glass panels.

ENTRANCE HALLWAY

Spacious hallway with Double glazed opaque window to flank and Double glazed door giving side access. Tiled flooring. Traditional radiator. Smooth plastered ceiling with inset spotlights. Cupboard housing boiler. Carpeted stairs to first floor. Inner hallway leading through to:

DOWNSTAIRS CLOAKROOM

Two piece suite comprising wash hand basin inset to vanity unit with mixer tap over. Low flush WC. Half tiled walls. Smooth plastered ceiling with inset spotlights. Extractor fan.

LOUNGE/DINING ROOM

23' 3" x 14' 0" (Narrowing to 11.1") (7.09m x 4.27m) Double glazed large bay window with another Double glazed window to the front. Traditional radiators. Carpet. Picture rail. Smooth plastered ceiling with pendant lighting. Feature fireplace inset with wood burner and wooden mantel over.



KITCHEN/FAMILY ROOM

18' 3" x 14' 1" (5.56m x 4.29m) The kitchen is fitted in both cupboard and drawer packs to ground and eye level with contrasting work surfaces over incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap over. Integrated electric double oven and grill, integrated microwave with Four gas ring hob over and extractor fan above. Space for American style fridge and freezer. Integrated dishwasher and washing machine. Tiled flooring. Tiled splashbacks. Smooth plastered ceiling with inset spotlights. Vertical radiator. Double glazed Bi fold doors to rear creating a wonderful indoor/outdoor living space.



FIRST FLOOR LANDING

Carpet. Loft Access. Storage cupboard. Doors to all rooms.

BEDROOM ONE

14' 3" x 11' 2" (4.34m x 3.4m) Double glazed windows to front. Traditional Radiator. Carpet. Smooth plastered ceiling with pendant light.

BEDROOM TWO

15' 9" x 5' 7" (4.8m x 1.7m) Double glazed French doors leading out to balcony and Double glazed opaque window to flank. Traditional Radiator. Carpet. Smooth plastered ceiling with pendant light.





BEDROOM THREE

9' 9" x 8' 4" (2.97m x 2.54m) Double glazed windows to rear. Radiator. Carpet. Smooth plastered ceiling with pendant light.

FAMILY BATHROOM

Spacious fitted bathroom with a four piece suite comprising of a walk in shower cubicle with rainforest shower over and hand held attachment, glass shower screen with tiled surround. Panelled bath with hand held attachment and mixer taps over. Wash hand basin with mixer taps over inset to vanity unit. Close coupled w/c. Smooth plastered ceiling with inset spotlights. Half tiled walls with tiled flooring. Double glazed opaque window to rear.

EXTERNALLY

REAR GARDEN

Easily maintained rear garden with paved area to immediate fore and to the side of the house, there is also a shingled and paved area giving side access to the front of the property. Mainly laid to lawn and to one side edged with raised border. Privacy fencing. External tap. Gated side access. Power and lighting.



Energy performance certificate (EPC)

16 Elm Road BEAUFLEET SS7 2AH	Energy rating D	Valid until: 24 March 2034
		Certificate number: 0276-1209-6504-5536-0600
Property type	End-terrace house	
Total floor area	113 square metres	

Rules on letting this property

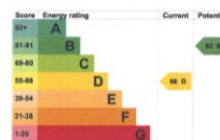
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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