



BROWN & BRAND



Sherwood Crescent
Hadleigh, SS7 2LF

- Sought After Location Close To Woodland And Town Centre
- Charming Two Bedroom Semi Detached Bungalow
- Large Unoverlooked Rear Garden
- Lounge With Bay Window

£350,000





Property Description

Brown & Brand are pleased to offer this Two Bedroom Semi Detached bungalow with No Upward Chain. The bungalow offers two good size bedrooms, lounge to front, three piece shower room and kitchen/breakfast room leading out to the rear garden. The bungalow is situated on a good size plot with a well established and unoverlooked rear garden. Located in this highly sought after turning with immediate proximity to Poors Lane woods, Hadleigh town centre and local Schools.



ACCOMMODATION

Approached via hardwood entrance door leading through to:

ENTRANCE HALL

Carpet. Loft access hatch with drop down ladder. Textured ceiling. Doors leading through to:

LOUNGE

17' 4 (into bay)" x 11' 11" (5.28m x 3.63m) UPVC double glazed lead light bay window to front with two decorative half moon windows to flank. Carpet. Radiator. Dado rail. Tiled feature fireplace with coal effect electric fire. Textured ceiling.

KITCHEN

9' 2" x 7' 9" (2.79m x 2.36m) Fitted in a range of cupboards to ground and eyelevel with worktops over inset stainless steel single sink and drainer. Space for freestanding cooker. Space and plumbing for washing machine. Cupboard housing boiler. Tiled flooring. Tiled splashback. Opening leading through to:

BREAKFAST ROOM

9' 2" x 7' 9" (2.79m x 2.36m) UPVC double glazed windows to side and rear. Laminate wood effect flooring. Radiator. Hardwood stable door leading out to rear garden.

BEDROOM ONE

11' 11" x 9' 10" (3.63m x 3m) UPVC double glazed lead light window to front. Fitted carpet. Radiator.

BEDROOM TWO

9' 11" x 8' (3.02m x 2.44m) UPVC double glazed window to rear. Carpet. Radiator. Fitted wardrobe/storage unit with high level cupboards.

SHOWER ROOM

Three piece suite comprising corner shower cubicle with shower attachment over. Wash hand basin with mixer tap over inset to vanity unit. Low flush WC. Panelling to one wall. Half tiled to remaining walls. Cushion flooring. Radiator. Obscure double glazed window to rear.





REAR GARDEN

The property benefits from a lovely and secluded rear garden measuring approximately 80ft. To immediate fore paved patio area with pathway leading to rear of the garden, whilst the remainder is mainly laid to established lawn with mature trees and well stocked flowerbed borders. Two garden sheds. Two greenhouses. Hardstanding area to the back of the garden would be ideal for a outbuilding/office space. Privacy fencing. Outside tap. Gated side access.



FRONT GARDEN

Driveway providing ample off street parking with lawned area and flowerbeds. Privacy fencing to side. Retaining brick wall to front. Gated side access.

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, windows, doors and any other space are approximate and are intended to give a general impression only. The plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown have not been inspected and are shown as in best condition of affairs. Call us on 01702 552966.

Energy performance certificate (EPC)

69 Sherwood Crescent BENFLEET SS7 2LF	Energy rating D	Valid until: 2 January 2034
		Certificate number: 2119-3012-9110-2491-1973

Property type	Semi-detached bungalow
Total floor area	54 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-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-tenanted-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

