



BROWN & BRAND



Tollgate
Hadleigh, Benfleet, SS7 3UX

- Three Bedroom Detached Bungalow
- Quiet Daws Heath Cul-de-sac
- Ample Off Street Parking And Car Port
- Close to Thundersley Primary and The Deanes School

Offers In Excess Of £350,000





Nestled in an extremely sought-after cul-de-sac just off Daws Heath Road, this spacious three-bedroom detached bungalow offers a serene retreat on a generous plot. The property boasts a good-sized lounge, a well-appointed kitchen, and three bedrooms. The three-piece bathroom suite completes the interior space, providing comfort and functionality.

One of the standout features of this home is the large 'L' shaped south/west facing rear garden, which measures approximately 70ft x 60ft. This expansive garden offers ample space for outdoor activities, gardening, or simply enjoying the sun. The property also includes a carport and a driveway, providing off-street parking for numerous vehicles.



Ideally situated in a quiet turning, this bungalow is within close proximity to local shops, woodlands, and various amenities. Transport links are conveniently located nearby, ensuring easy access to surrounding areas. Families will appreciate the excellent local schools, as the property falls within the catchments for Thundersley Primary and The Deanes School.

With excellent scope for extension (subject to the necessary consent), this lovely bungalow offers potential for further development, making it a versatile and appealing option for a variety of buyers. Don't miss the opportunity to own this delightful home in a prime location.



ACCOMMODATION

Approach via entrance door with inset half moon opaque glass opening through to:

ENTRANCE HALLWAY

Carpet. Storage cupboard. Smooth plastered ceiling. Door opening through to:

LOUNGE

15' 7" x 11' 1" (4.75m x 3.38m) Double glazed windows to front and side. Carpet. Smooth plastered ceiling with pendant light. T.V point for wall mounted television. Satellite point. Radiator. Feature fireplace with marble hearth housing gas fire. Storage cupboards. Door opening through to:

KITCHEN

11' 3" x 7' 5" (3.43m x 2.26m) Kitchen is fitted with cupboards both to ground and eye level with contrasting worktops over incorporating stainless steel sink with drainer and mixer tap over. Integrated eye level Bosch oven. Four ring gas hob with extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Cupboard housing boiler. Radiator. Tiled flooring. Double glazed window to side with door adjacent leading directly to car port. Door through to:



INNER HALLWAY

Carpet. Radiator. Pantry/larder cupboard. Double glazed window to side. Loft access hatch with drop down ladder being mostly boarded with lighting and insulation. Doors leading through to:

BEDROOM ONE

11' x 10' (3.35m x 3.05m) Double glazed window to rear and side. Carpet. Radiator. Fitted wardrobes with mirrored sliding doors. . Smooth plastered ceiling. Storage cupboard.



BEDROOM TWO

10' 11 (Into wardrobe depth)" x 8' 7" (3.33m x 2.62m) Double glazed window to side. Double glazed patio doors leading out to rear garden. Carpet. Radiator. Fitted wardrobes. Smooth plastered ceiling.

BEDROOM THREE

10' 5" x 10' (3.18m x 3.05m) Double glazed french doors with double glazed window to the side leading to rear garden. Carpet. Storage cupboards. Feature fireplace with marble hearth housing gas fire.





BATHROOM

Three piece suite comprising panelled bath with Triton electric shower over and tiled surround. Hand wash basin inset to vanity unit. Low flush WC. Radiator. Ladder style heated towel radiator. Tiled effect flooring. Storage cupboards. Smooth plastered ceiling with spotlights. Extractor fan. Obscure double glazed window to side.

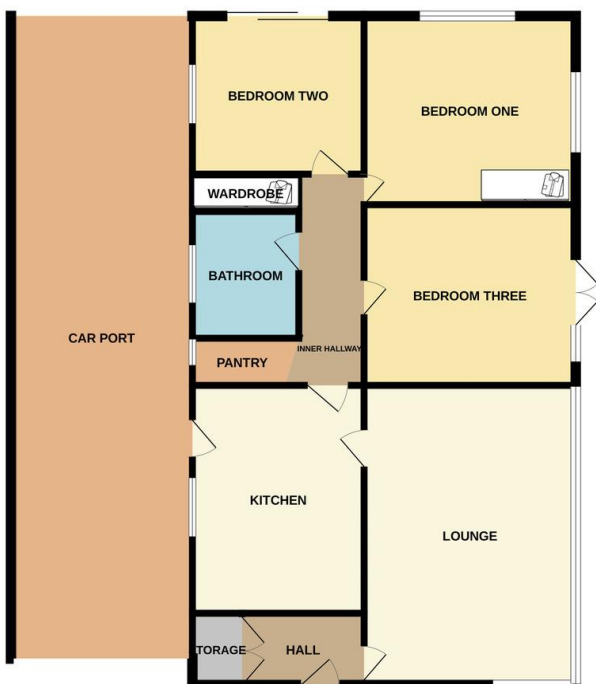
REAR GARDEN

The property benefits from a beautiful and private 'L' shaped rear garden measuring approximately 70ft x 60ft which offers a south/west facing aspect. Commencing with a patio area providing outside seating area with steps down to the garden which is mainly laid to lawn with flowers, shrubs and trees. Privacy fencing. Side access to front via both sideways via timber gate. Back gate leading out to Rayleigh road. Outside lighting. Large garden shed.

FRONT GARDEN

Ample off street parking provided via large block paved driveway which in leads to covered car port (approx. 37ft x 10ft) providing further parking area with electrical power and outside tap.

GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



Energy performance certificate (EPC)		
19 Tutgate BENFLEET SS7 3UX	Energy rating D	Valid until: 23 April 2033
		Certificate number: 0300-7697-9822-8027-1473
Property type	Detached bungalow	
Total floor area	63 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 50



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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.