



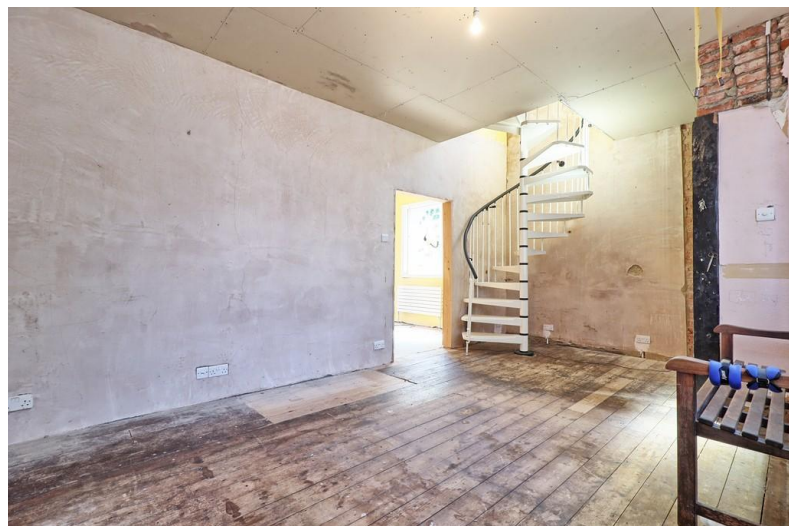
BROWN & BRAND



Templewood Road
Hadleigh, Benfleet, SS7 2RJ

- Three bedroom semi detached family home
- Offering huge potential for extensions & alterations
- 100ft plus rear garden
- Substantially large work shop at rear

£450,000





Property Description

Located in a popular tree-lined street within the sought-after King John School catchment area, this three-bedroom semi-detached family home offers tremendous potential for further extensions and alterations subject to local planning consent. The spacious accommodation includes a comfortable lounge, a dedicated dining area, a ground floor wet room, and kitchen. Upstairs, you will find three generously sized bedrooms and a family bathroom. The property boasts a rear garden extending over 100 feet, leading to a substantially large workshop capable of housing up to ten cars-ideal for hobbyists or additional storage. Additional benefits include no onward chain and ample parking space. This home provides an excellent opportunity for families looking to customize their living space in a desirable location.



ACCOMMODATION COMPRISES

Approached via hardwood door giving access to:

ENTRANCE HALLWAY

Double glazed led light windows to front. Radiator. Wooden flooring. Doorway giving access to:

LOUNGE

18' 8" x 11' 5" (5.7m x 3.5m) Double glazed lead light window to front. Wooden flooring. Radiator. Spiral stairs to first floor. Doorway to:

DINING AREA

11' 1" x 10' 2" (3.4m x 3.1m) Obscure double glazed window to side. Radiator. Wooden flooring. Door to:

WET ROOM

18' 8" x 5' 10" (5.7m x 1.8m) Three-piece suite comprising vanity sink unit with mixer tap. WC. Shower. Tiled flooring. Smooth plastered ceiling with inset spotlights.



KITCHEN

18' 8" x 5' 10" (5.7m x 1.8m) Base units with work surfaces over incorporating one and a half sink unit with tap and drainer. Space and plumbing for washing machine. Window to rear. Double glazed French doors giving access to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Wooden flooring. Obscure window to side. Door to:

BEDROOM 1

14' 5" x 11' 1" (4.4m x 3.4m) Double glazed windows to rear. Wooden flooring. Fitted wardrobes. Radiator. Storage cupboard. Housing boiler.

BEDROOM TWO

12' 1" x 11' 5" (3.7m x 3.5m) Windows to front. Radiator. Wooden flooring.

BATHROOM

Three piece suite comprising corner bath. Vanity sink unit. WC. Feature circle window to front. Partly tiled walls. Heated towel rail.

SECOND FLOOR

BEDROOM THREE

18' 8" x 9' 10" (5.7m x 3m) Velux Windows to front and rear. Fitted carpet. Further window to side. Storage cupboards.

REAR GARDEN

The rear garden is an excess of 100 foot. Privacy fencing. Gated side access. Access leading to:





WORKSHOP

35' 1" x 24' 7" (10.7m x 7.5m) Gated access to both front and rear. Power and lighting. This is ideal for a car work shop as previously housed 10 cars.



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When every agent has been made to view the property of the Seller's construction, representation of floor, ceiling, walls and the other parts of the property which are specifically mentioned in the contract of purchase. The contract of purchase shall contain a clause to the effect that the Seller warrants that the above description of the property is correct and that the Seller is not aware of any other material defects which are not mentioned in the contract of purchase.



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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.