



**BROWN & BRAND**



**Daws Heath Road**  
Hadleigh, Benfleet, SS7 2UA

- Two Bedroom Detached Bungalow
- Sought After Daws Heath Location
- Large lounge with log burner
- Conservatory & Utility room

**Guide Price £475,000- £500,000**





## Property Description

Brown & Brand are delighted to present this spacious two-bedroom detached bungalow, perfectly situated in the tranquil and sought-after area of Daws Heath. This charming home offers an inviting blend of comfort and style, ideal for those seeking a serene lifestyle with convenient access to local amenities. The property welcomes you with a large entrance hall, complete with multiple storage cupboards, four piece bathroom suite, good size kitchen/breakfast room, conservatory and utility room. Enjoying the generously-sized lounge, featuring a cozy log burner, perfect for relaxing evenings. The room's ample natural light creates a warm and inviting atmosphere. The rear garden features a patio area, ideal for al fresco dining, with the remainder laid to lawn, surrounded by mature trees and shrubs, providing a peaceful and private setting. The front of the property offers off-street parking for multiple vehicles, as well as a garage, ensuring secure parking and additional storage options.



## ACCOMMODATION COMPRISES

Approach via double glaze entrance door with obscure double glaze side window. Giving access to:

### ENTRANCE HALLWAY

13' 7" x 5' 5" (4.14m x 1.65m) Scraped oak flooring. Smooth plastered ceiling with coving. Plate rack radiator. Large storage cupboard. Telephone point. Storage cupboard. Loft access. Airing cupboard housing hot water tank. Further cupboard. Wall mounted thermostat control. Door to :



### BEDROOM ONE

11' 5" x 13' 8" (3.48m x 4.17m) Double glaze window to front. Laminate flooring. Fitted wardrobes and drawers. Smooth plastered ceiling with coving. Radiator. Door to:

### BEDROOM TWO

11' 9" x 12' 6" (3.58m x 3.81m) Double glaze window to front. Radiator. Laminate flooring. Coving to ceiling. Fitted wardrobes.

### EN-SUITE/ CLOAKROOM

Two piece suite comprising WC. Vanity sink unit. Obscure double glaze window to side. Laminate flooring. Smooth plaster ceiling.



### BATHROOM

Four piece suite comprising electric shower cubicle. Vanity sink unit WC. Panelled bath. Obscure double glaze windows to side. Tiled walls. Lino flooring .

### KITCHEN/DINER

14' 6" x 11' 4" (4.42m x 3.45m) The kitchen is fitted with iron base units with work surfaces over, incorporating a sink unit with tap and drainer. Extractor fan above Tiled splash back. Gas oven and grill. Space for fridge/freezer. Display cabinets. Space for dishwasher. Double glaze window to rear. Further double glaze window to side. Double glazed door to giving access to garden. Flooring. Smooth ceiling with inset spotlights and coving radiator. Door to :

### LOUNGE

19' 5" x 13' 4" (5.92m x 4.06m) Double glazed french doors to rear . Carpet. Multi fuel log burner. Smooth plastered ceiling with coving. Radiator. TV point. Further double glazed doors giving access to:

### CONSERVATORY

11' 9" x 10' 4" (3.58m x 3.15m) Double glaze windows to side and rear. Double glaze french doors to side. Apex





roofing. Tiled flooring. Radiator. Further door giving access to:

### UTILITY ROOM

5' 4" x 5' 1" (1.63m x 1.55m) Double glaze windows to rear. Obscure window to side. Sink unit with tap and drainer. Space and plumbing for washing machine. Wall mounted boiler. Tiled flooring. Doorway giving access to further utility area with space for large fridge/freezer. Further door giving access to:

### GARAGE

15' 6" x 9' 5" (4.72m x 2.87m) Roller door with power and lighting. Electric metres.

### REAR GARDEN

The rear garden is beautiful secluded with patio area and remainder laid to lawn with mature tree and shrub borders. Outside tap. Outside electric points. Gated side access. Pergola. Privacy fencing.



GROUND FLOOR



Energy performance certificate (EPC)			
344 Daws Heath Road BENFLEET SS7 2UA	Energy rating	Valid until:	27 June 2034
	<b>D</b>	Certificate number:	0260-1209-6304-5831-0700
Property type		Detached bungalow	
Total floor area		88 square metres	

#### Rules on letting this property

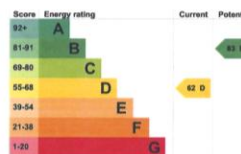
Properties can be let if they have an energy rating from A to E.

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



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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.