



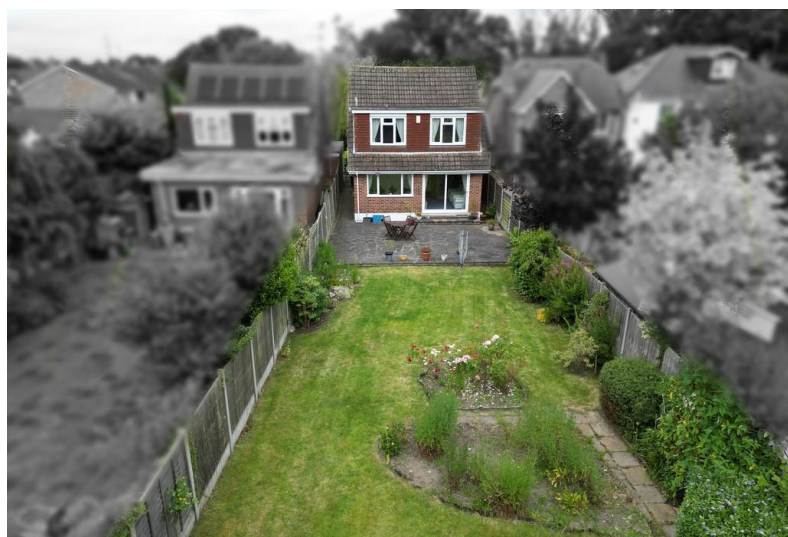
**BROWN & BRAND**



**The Woods**  
Hadleigh, Benfleet, SS7 2JF

- Four bedroom detached family home
- Nestled in this private road within immediate proximity to nature reserve
- No onward chain
- 100ft plus garden

**£550,000**





## Property Description

Nestled just a stone's throw from a picturesque nature reserve, this home provides a serene retreat where you can enjoy peaceful walks and outdoor adventures right at your doorstep. Step into a welcoming entrance hallway that leads to a spacious lounge at the rear of the house, offering the perfect space for family gatherings and relaxation. The ground floor also features a convenient shower room, kitchen with modern appliances, and access to an integral garage for secure parking and storage. The first floor boasts four generously sized bedrooms, providing ample space for each family member. A contemporary three-piece bathroom completes this level, offering modern comfort and convenience. Enjoy outdoor living in the approximately 100-foot, un-overlooked garden. Whether it's for children's play, gardening, or hosting barbecues, this expansive space offers endless possibilities for enjoyment and privacy.



## ACCOMMODATION COMPRISES

approached via obscure double glaze entrance door with obscure panelling to side giving access to:

### ENTRANCE HALL

22' 6" x 16' 10" (6.86m x 5.13m) Fitted carpet, coving, radiator x 2, obscure double glazed window to side, stairs to 1st floor. Integral door giving access to garage. Door to:

### SHOWER ROOM

Three piece suite comprising vanity sink unit, WC, shower cubicle, tiled walls, laminate flooring, radiator, obscure double glazed window to front.



### KITCHEN

10' 8" x 6' (3.25m x 1.83m) The kitchen is fitted with eye and base level units with laminate worktops over incorporating stainless steel sink unit with tap and drainer. Tiled splashbacks, fitted electric oven with four electric hob and extractor fan above. Integrated washing machine. Integrated fridge . Radiator, smooth plastered ceiling with inset spotlights and coving, obscure double glazed door to side.

### OPEN PLAN DINING ROOM

Double doors leading through to:

### LOUNGE

19' 8" x 10' 8" (5.99m x 3.25m) Double glazed windows to rear, double glazed sliding patio doors giving access to garden, carpet, radiator coving to ceiling, TV point.

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to side. Fitted carpet . Coving . Radiator.



### BEDROOM ONE

14' 10" x 9' 7" (4.52m x 2.92m) Double glazed window to front . Fitted carpet . Coving . Radiator.

### BEDROOM TWO

11' 4" x 9' 7" (3.45m x 2.92m) Double glazed window to front .Radiator. Coving. Airing cupboard housing hot water tank . Fitted wardrobes.

### BEDROOM THREE

9' 7" x 9' 7" (2.92m x 2.92m) Double glazed window to rear. Radiator. Carpet. Coving .





### BEDROOM FOUR

9' 8" x 9' 4" (2.95m x 2.84m) Double glazed window to rear. Radiator. Coving . Carpet .

### BATHROOM

Three piece suite comprising WC, vanity sink unit, large corner bath with shower attachment, double glazed window to side .Tiled walls, radiator, lino flooring.

### REAR GARDEN

The rear garden is approximately 100 ft (un-measured) and has a patio area with remainder laid to lawn with mature tree and shrub borders . Privacy fencing. 2 wooden sheds . Gated side access. Outside tap. Un-overlooked.

### GARAGE

17' 3" x 8' 4" (5.26m x 2.54m) Up and over Door with power and lighting. Electric and gas meter. Wall mounted boiler .

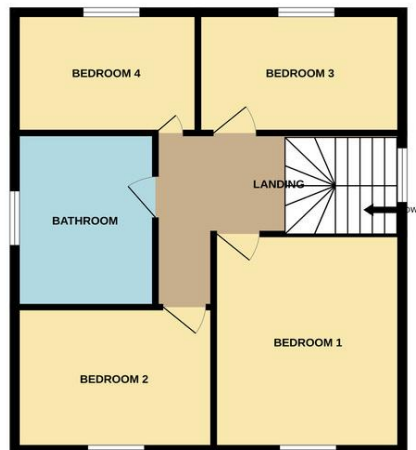
### PARKING

Parking is provided to the front providing ample off road parking.



GROUND FLOOR

1ST FLOOR



7/20/24, 5:08 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

### Energy performance certificate (EPC)

15 The Woods 26/01/2011 257 2UP	Energy rating <b>D</b>	Valid until 17 June 2034
		Certificate number 4819-8254-6922-0396-8706

Property type: Detached house  
Total floor area: 114 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 [\(You have your legal responsibilities when letting your property\)](#) [\(Minimum energy efficiency standard\)](#) [\(METS\)](#)

#### 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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/4819-8254-6922-0396-8706>



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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