



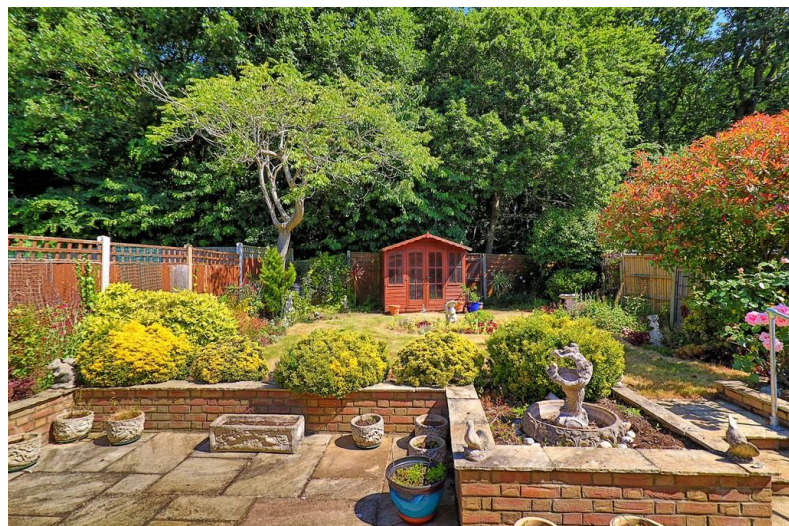
BROWN & BRAND



Westwood Gardens
Hadleigh, Benfleet, SS7 2SJ

- Deceiving vacant bungalow backing woodland
- Sought after location
- Spacious lounge/diner
- Two bedrooms overlooking garden

£345,000





Property Description

Nestled in a coveted location with direct access to serene open woodland, this spacious and deceptively charming semi-detached bungalow offers an idyllic retreat from the hustle and bustle of everyday life. Ideal for those seeking tranquility without compromising on convenience, this property presents a unique opportunity to enjoy nature right at your doorstep. The bungalow welcomes you with a generous entrance porch leading to a spacious hallway whilst the bright split-level lounge/diner is perfect for relaxing or entertaining, flooded with natural light from large windows that offer picturesque views of the surroundings.

The accommodation includes two well-appointed bedrooms, both featuring fitted furniture for ample storage, one bedroom boasts patio doors that open onto the beautifully landscaped rear garden, creating a seamless indoor-outdoor connection. The property is equipped with a guest cloakroom for added convenience and a three-piece shower room accessed via an inner lobby. The double glazing and gas central heating ensure year-round comfort and energy efficiency. The rear garden is a private oasis, thoughtfully landscaped and backing onto tranquil woodland, providing a sense of seclusion and natural beauty perfect for enjoying a morning coffee, hosting summer barbecues, or simply unwinding in a peaceful setting. An attached garage and a long independent driveway offer ample parking and storage solutions. The front garden is equally landscaped, adding to the curb appeal of this delightful bungalow. The property is offered with no onward chain, facilitating a smooth and swift purchase process.



ACCOMMODATION APPROACHED

Double glazed entrance door giving access to:

ENTRANCE PORCH

Carpet. Obscure double glazed windows to side and front.
Double glazed door with matching side panel giving access to:

HALLWAY

Carpet. Artexed ceiling. Door to cloakroom. Further door to lounge/diner.



CLOAKROOM

Fitted with a low flush WC. Carpet. Tiled walls. Obscure double glazed window to side. Artexed ceiling.

LOUNGE/DINER

20' 7" x 17' 4 (Narrowing to 11' eight at one end)" (6.27m x 5.28m) Carpet. Radiator. Double glazed window to front. Double glazed door with matching panels to side. Coved and artexed ceiling. Central chimney breast with tile effect gas fireplace with surround. Doors to Inner lobby & Kitchen.

KITCHEN

10' x 9' 8" (3.05m x 2.95m) Fitted in a range of white high gloss units offering cupboards and drawer packs to ground and eyelevel with contrasting worktops over. Inset stainless steel one a half bowl single drainer sink with mixer taps. Integrated oven and grill. Integrated hob with extractor hood. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge freezer. Tiled floor. Tiled walls. Double glazed window and door to side. Artexed ceiling with inset spotlight. Concealed boiler serving hot water and central heating systems.



LOBBY

Carpet. Access to loft. Doors to other rooms.

SHOWER ROOM

Fitted in a three piece suite comprising walk-in shower cubicle with plumbed in shower. WC. Wash hand basin set to vanity unit. Wood effect flooring. Tiling to walls. Artexed ceiling with inset spotlights. Obscure double glazed window to rear. Stainless steel towel rail/radiator.



BEDROOM ONE

12' x 7' 11" (3.66m x 2.41m) Radiator. Double glazed window to rear. Coved ceiling with central ceiling rose. Range of built-in bedroom furniture incorporating wardrobes and bedside cabinets with recessed double bed and matching dresser unit.



BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m) Carpet. Radiator. Coved and artexed ceiling with ceiling rose. Built-in wardrobes and drawer packs to one wall. Double glazed patio doors to rear and garden.

EXTERNALLY

REAR GARDEN

Enjoying private and unlooked aspect as backs directly onto Woodland. Remainder laid to lawn with mature flowers and shrub borders with paved patio area. Matching side path and steps. Privacy fencing. Wooden shed/summer house. External tap. Gated side access

FRONT GARDEN

Lawn with mature hedge and shrub borders.

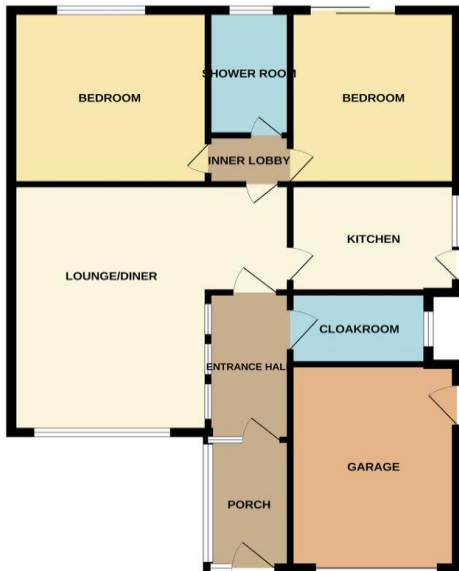
PARKING

Attached single garage with up and over door with power and light supplied. Personal door to side. Approach via paved independent driveway to further vehicles

Property currently leasehold with a 134 unexpired term remaining. Freehold available to be purchased at x cost



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Made with Metreplan 12/24

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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46 Woodland Gardens BENFLEET SS7 2SU	Energy rating D	Valid until 23 June 2034																																	
		Certificate number 6413-6074-6002-0326-9302																																	
Property type	Semi-detached bungalow																																		
Total floor area	75 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).																																			
Energy rating and score																																			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency		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.																																	
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