



**BROWN & BRAND**



**Haresland Close**  
Daws Heath, Benfleet, SS7 2UT

- Highly regarded and quiet Daws Heath close to woodland
- Substantial detached bungalow on bold corner plot
- Porch and spacious entrance hall
- Two double bedrooms

**£499,995**





Enjoy the peaceful setting of this quiet cul-de-sac, with immediate proximity to beautiful woodlands and nature reserves, perfect for nature lovers and those seeking a serene environment. This substantial bungalow offers generous accommodation, beginning with an entrance porch and a spacious entrance hall that includes excellent storage solutions.

The property features two well-proportioned double bedrooms, providing comfortable living space for residents. The bright, multi-aspect lounge is a highlight of the home, with patio doors that open onto the garden, creating a seamless indoor-outdoor living experience.

An archway connects the lounge to the open-plan kitchen/diner, which is fitted with modern units and integrated appliances, making it an ideal space for entertaining and family meals.

The convenience of a separate utility room adds to the functional layout of the home, providing additional space for household tasks. The loft with a rear window, offers excellent storage and potential for conversion into an additional room, subject to the necessary planning permissions. The property is surrounded by well-stocked gardens at the front, flank, and rear, providing a lush and private outdoor space. Parking is provided via an independent driveway leading to a detached garage, offering secure parking and storage. The bungalow benefits from UPVC double glazing and gas central heating, ensuring The property is offered with vacant possession, allowing for a smooth and swift purchase process. This imposing detached bungalow, with its excellent location, spacious layout, and potential for further enhancement, is a rare find in such a desirable area.



#### ACCOMMODATION

Approached via UPVC double glazed entrance door with matching side panels giving access to:

#### ENTRANCE PORCH

Wood effect flooring. Double glazed entrance door giving access through to:

#### SPACIOUS ENTRANCE HALL

Carpet. Radiator concealed behind cover. Double glazed window to side. Flat plastered ceiling with coving. Panel doors to all rooms. Numerous built-in single and double storage cupboards. Access to loft with pull down ladder.



#### BEDROOM ONE

14' x 11' 2" (4.27m x 3.4m) Carpet. Radiator. UPVC double glazed window to front. Artexed ceiling. Range of freestanding bedroom furniture incorporating wardrobes, drawer packs and dressing units.

#### BEDROOM TWO

10' x 10' 4" (3.05m x 3.15m) Carpet. Radiator. UPVC double glazed window to side. Artexed ceiling.

#### BATHROOM

Fitted in a three piece suite comprising P-shaped bath with curved glass shower screen with plumbed in shower. Wall mounted wash hand basin and close coupled WC. Tiled floor and walls. Stainless steel towel rail/radiator. Two obscure UPVC double glazed windows to side. Flat plastered ceiling.



#### LOUNGE

23' 4" x 14' 9" (7.11m x 4.5m) Bright spacious room featuring UPVC double glazed windows to front and side with additional patio doors to rear. Carpet. Radiator. Flat plastered ceiling with spotlights. Central chimney breast with modern fireplace and inset electric fire. Open archway through to:

#### KITCHEN/DINER

18' 8" x 11' 1" (Narrowing In dining area)" (5.69m x 3.38m)

#### DINING AREA

Tiled effect flooring. Radiator. UPVC double glazed window to rear. Flat plastered ceiling with spotlights.



#### KITCHEN AREA

Fitted in modern units offering cupboards and drawer packs to ground and eye level with contrasting worktops over. Inset one and a half bowl with single drainer coloured sink with mixer taps. Integrated dishwasher. Integrated full size fridge and separate freezer. Tile effect flooring. Tiled splashback. UPVC double glazed window to rear. Flat plastered ceiling with spotlight. Freestanding double sized oven with hob and extractor fan over. Door giving access to:



### UTILITY ROOM

10' x 3' 9" (3.05m x 1.14m) Space and plumbing for washing machine with worktop over. Wall mounted storage cupboards. Wall mounted sink unit. Tile effect flooring. Flat plastered ceiling. UPVC double glazed doors to front and rear.

### LOFT ROOM

21' 6" x 10' 5" (6.55m x 3.18m) Access via pull down loft ladder. Boarded floor. Access to eaves storage. Double glazed window to rear. Wall mounted boiler serving domestic hot water and central heating systems.

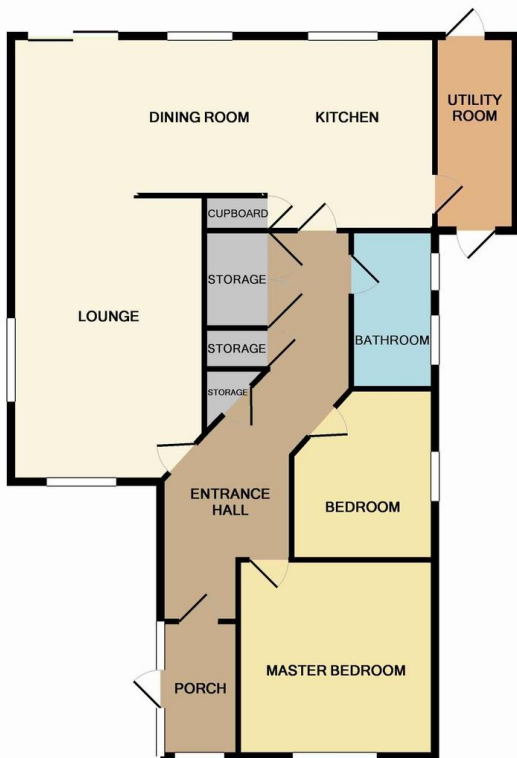


### EXTERNALLY

Property occupies a large corner plot featuring mature and well stocked front and rear gardens. Partly laid to lawn with privacy fencing. Gated side access.

### PARKING

Parking provided via detached brick-built garage with up and over door with additional storage/workshop to rear. Garage approach via an independent driveway providing further off-street parking. Pedestrian gated access from driveway to rear garden.



### Energy performance certificate (EPC)

10, Haversham Close BENFLEET SS7 2JT	Energy rating <b>D</b>	Valid until: 6 November 2025
		Certificate number: 0868-2909-7269-4765-2924

Property type	Detached bungalow
Total floor area	90 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 C.

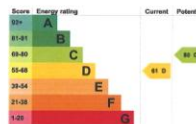
[See how to improve this property's energy efficiency.](#)

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.