



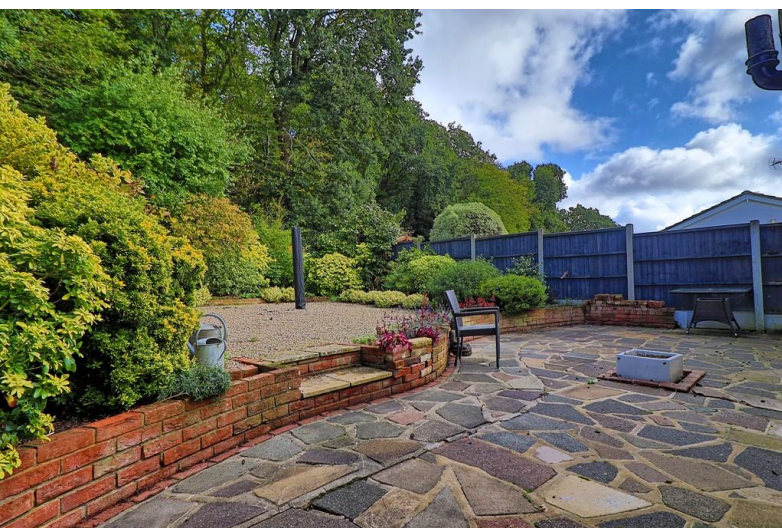
**BROWN & BRAND**



**Westwood Gardens**  
Hadleigh, Benfleet, SS7 2SJ

- Three bedroom semi detached bungalow
- Backing directly onto Woods
- Sought after Westwood Estate
- Split level lounge/diner

**£450,000**







## Property Description

Nestled in this sought after 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. Having undergone many improvements by the current vendors the bungalow welcomes you with a generous entrance porch leading to a spacious hallway, with a split level large lounge/ diner, three double bedrooms, modern fitted kitchen, bathroom and further shower room. The rear garden is of low maintenance and backs onto woodland. Parking is provided to the front with parking for two cars.





## ACCOMMODATION COMPRISES

Approached via double glazed entrance door giving access to:

### ENTRANCE PORCHE

9' 9" x 5' 2" (2.97m x 1.57m) Obscure windows to side. Tiled flooring, smooth plastered ceiling with inset spotlights, sliding patio doors giving access to:

### ENTRANCE HALLWAY

9' 3" x 5' 2" (2.82m x 1.57m) Oak flooring, smooth plastered ceiling with inset spotlight, door to:

### BEDROOM 3

12' 7" x 7' 5" (3.84m x 2.26m) Obscure double glazed window to side, tiled Flooring, smooth plastered ceiling, radiator.

### SHOWER ROOM

Three piece suite comprising low flush WC shower cubicle, vanity sink unit, obscured double glazed window to side, heated towel rail, smooth plastered ceiling with inset spotlight.

### LOUNGE/DINER

20' 8" x 17' 5" reducing to 11'5 (6.3m x 5.31m) A bright and spacious room with double glazed windows to front, oak flooring, log burner, smooth plastered ceiling, radiator to two walls. Telephone point, TV point. Door to:

### KITCHEN

10' 8" x 9' 9" (3.25m x 2.97m) Kitchen is fitted with modern units to both eye and ground level with Granite worktops over incorporating sink unit with mix tap and drainer, fitted electric oven and grill, integrated dishwasher. Space for fridge, washing machine, tiled splash backs, four ring induction hob with extractor fan above. Double glazed window to side, double glazed door to side giving access to garden, tiled flooring, smooth plastered ceiling with inset spotlight and coving.

### INNER HALLWAY

Loft access, smooth plastered ceiling with inset spotlight, tiled flooring, door to:

### BEDROOM ONE

10' 9" x 10' 7" (3.28m x 3.23m) Double glazed doors and window to rear, fitted carpet, fitted wardrobes, smooth plastered ceiling with inset spotlights, radiator.





## BEDROOM TWO

10' 9" x 10' 3" (3.28m x 3.12m) Double glazed window and door to rear, radiator, fitted carpet, smooth plastered ceiling with inset spot lights.

## BATHROOM

Three-piece suite comprising low flush WC, panelled bath with shower attachment, vanity sink unit with mixer tap, partly tiled walls. Tiled flooring, smooth plastered ceiling with inset spotlights and extractor fan..

## REAR GARDEN

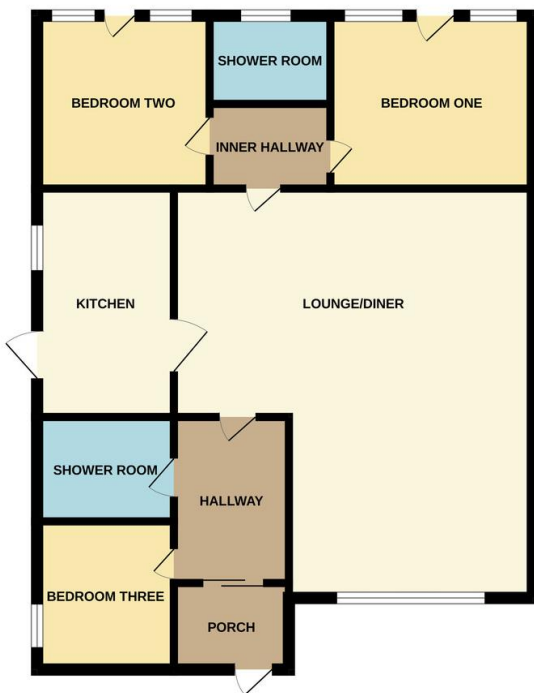
The rear garden is approximately 40ft (un-measured) and has a crazy paved patio area, large shingle area, mature tree and shrub borders, privacy fencing Guided Access leading wood outside tap gated side access.

## PARKING

Parking is provided via a crazy paved driveway providing parking for 2 cars.



GROUND FLOOR



Energy performance certificate (EPC)																																		
44 Wellwood Gardens BENFLEET SS7 2SJ	Energy rating <b>D</b>	Valid until: 7 October 2034 Certificate number: 9006-1209-9604-6831-0300																																
Property type	Semi-detached bungalow																																	
Total floor area	88 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a>																																		
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<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>60 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	60 D		39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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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.