



Brown & Brand



Westwood Gardens
Hadleigh, SS7 2SH

- Well Presented Semi-Detached Two Bedroom Bungalow
- Offered With No Onward Chain
- Large Lounge Leading Through To Conservatory/Dining Area
- Three Piece Shower Room

Guide Price £350,000-£365,000





Property Description

Guide Price - £350,000 - £365,000

Situated in a sought-after area with excellent school catchment, this well-positioned property is offered with NO ONWARD CHAIN. Inside, you'll find a spacious lounge leading through to a conservatory/dining area, two generously sized bedrooms, a functional kitchen, and a well-appointed three-piece shower room.

The exterior boasts a sizable rear garden ideal for outdoor entertaining, along with ample off-street parking and a covered carport for added convenience.

Located in a popular neighbourhood, residents will benefit from a wide range of amenities including shops, restaurants, and parks, as well as convenient transport links that ensure easy access to surrounding areas.





ACCOMMODATION

Approached via side entrance door giving access through to hallway:

ENTRANCE HALLWAY

Featuring tiled flooring and a textured ceiling, the hallway provides loft access and includes a convenient storage cupboard. Internal doors lead to all rooms.

BEDROOM ONE

14' 5" x 10' 7" (4.39m x 3.23m) A bright and welcoming space featuring a double glazed leadlight window to the front, radiator, textured plastered ceiling with coving and pendant light fitting and wood laminate flooring.

BEDROOM TWO

9' 9" x 8' 6" (2.97m x 2.59m) Double glazed leadlight window to the front, radiator, smooth plastered ceiling and pendant light fitting and wood laminate flooring.

SHOWER ROOM

Fitted in a Three piece suite comprising of a walk in shower with a curved shower screen and shower over, pedestal wash hand basin and low flush WC. Obscure double-glazed window to side. Fully tiled walls and flooring. Cushion flooring. Radiator. Extractor fan.

LOUNGE

16' 3" x 10' 4" (4.95m x 3.15m) Radiator. Wood laminate flooring. Textured ceiling with coving and central pendant lighting. Swing doors through to kitchen and Double-glazed French doors with double glazed windows either side giving access through to:

CONSERVATORY

10' 10" x 8' 7" (3.3m x 2.62m) Double glazed windows to the front, side and rear with double French doors opening out onto the rear garden. Radiator and wood effect cushion flooring. Power.

KITCHEN

9' 8" x 8' 7" (2.95m x 2.62m) Kitchen is fitted in a mixed range of units offering cupboards and drawer packs to ground and eye level with roll edge work surfaces over. Inset stainless steel sink with drainer and mixer taps over. Textured ceiling. Tiled splash backs. Space for freestanding cooker. Space and plumbing for washing machine. Space for free standing fridge/freezer. Cushioned tile effect flooring. Cupboard housing boiler, fuse box and meters. Double glazed opaque door giving side access and double glazed window.





REAR GARDEN

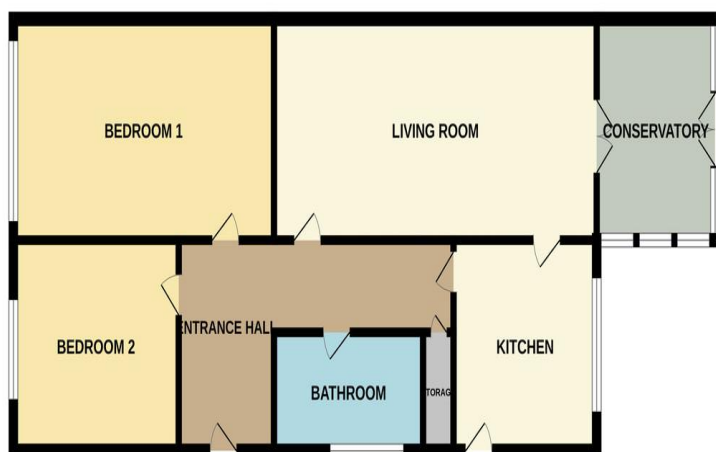
The property benefits from a good sized easily maintained rear garden, with a paved patio area to immediate fore and an area ideal for outdoor seating, leading to a mainly laid to lawn with raised borders. The garden is enclosed by privacy fencing and features gated side access.

PARKING/FRONT GARDEN

Ample off-street parking is available, approached via a independent blocked paved driveway leading to a newly constructed covered carport. This setup comfortably accommodates multiple vehicles.



GROUND FLOOR



Energy performance certificate (EPC)		
11 Westwood Gardens BENFLEET SS7 2RH	Energy rating E	Valid until: 26 May 2035 Certificate number: 2537-3060-5205-4265-7200
Property type	Semi-detached bungalow	
Total floor area	55 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 E. 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

