



Brown & Brand



Woodfield Road
Hadleigh, Benfleet, SS7 2ET

- Well Presented Detached Three Bedroom Family Home
- Offered With No Onward Chain
- Redecorated Internally With New Carpets Throughout
- Detached Garage With Ample Off Street Parking

Guide Price £550,000 to £575,000





Property Description

GUIDE PRICE - £550,000 - £575,000

Well-presented detached three-bedroom chalet, recently redecorated with new carpets throughout. Offered with no onward chain.

Welcome to this well presented three-bedroom detached chalet, ideally located on the highly sought-after Woodfield Road, perfectly positioned on the Hadleigh/Leigh-on-Sea borders. This delightful home is offered with no onward chain, making it an ideal opportunity for a smooth and hassle-free move.

The property boasts a spacious open-plan kitchen and breakfast area with direct access to a wrap-around rear garden-perfect for entertaining or family life. The ground floor also features a bright and airy lounge/dining room, good size bedroom/study and a convenient downstairs cloakroom. Upstairs, you'll find two well-proportioned bedrooms, along with a three-piece family bathroom suite. Additional benefits include double glazing throughout and gas central heating via a installed combination boiler. Externally, the home offers off-street parking to the front and a detached garage accessed via Scrub Lane, providing ample storage and secure parking. Ideally situated within walking distance of Belfair's Woods, local shops, and Hadleigh Town Centre, with excellent transport links nearby including Leigh Station, bus routes, and major road connections.





APPROACHED VIA

Entrance door with inset double glazed glass panels with a large opaque window to the side.

ENTRANCE HALLWAY

Wood Laminate flooring. Radiator. Smooth plastered ceiling with coving. Under stairs cupboard great for storage and housing gas and electric meter. Carpeted stairs to first floor. Doors giving access through to:



LOUNGE/DINING ROOM

LOUNGE

15' 5" x 13' 1" (4.7m x 3.99m) Double glazed leadlight window to front with two additional double-glazed windows to side. Carpet. Smooth plastered ceiling with coving. Feature fireplace inset with electric coal effect fireplace. Opening through to.

DINING ROOM

11' 6" x 6' 9" (3.51m x 2.06m) Double glazed leadlight window to the front and a additional double-glazed window to side. Carpet. Smooth plastered ceiling with coving. Radiator.



KITCHEN/BREAKFAST ROOM

21' 7" x 8' 5" (Narrowing 7" 4" (6.58m x 2.57m)

The kitchen is fitted in range of units offering cupboards and drawer packs to both ground and eye level with contrasting work surfaces over. Inset stainless steel sink with matching drainer and mixer taps over. Integrated electric double oven/grill and four ring electric hob with extractor hood over. Integrated dishwasher and washing machine. Space for fridge/freezer. Cushion flooring. Radiator. Half tiled walls. Smooth plastered ceiling with coving. Cupboard housing boiler. Double glazed French doors door giving access to rear garden.



DOWNSTAIRS CLOAKROOM

Two-piece suite comprising of low level w.c and wall mounted wash hand basin with taps over. Cushion flooring. Radiator. Smooth plastered ceiling. Half tiled walls. Double glazed opaque window to rear.



BEDROOM THREE

9' 8" x 8' 5" (2.95m x 2.57m) Double glazed window to rear and side. Carpet. Smooth plastered ceiling with coving. Radiator.

LANDING

Carpet. Smooth plastered ceiling. Loft access. Doors giving access through to.

BEDROOM ONE

15' x 13' (4.57m x 3.96m) Double glazed leadlight window to the front. Carpet. Radiator. Smooth plastered ceiling. Fitted storage cupboards. Eaves storage.



BEDROOM TWO

13' x 12' 1" (3.96m x 3.68m) Double glazed window to the rear. Carpet. Radiator. Smooth plastered ceiling. Eaves storage.

FAMILY BATHROOM

Three-piece suite comprising of panelled bath with fitted shower over. W/C. Wash hand basin with mixer taps over. Fully tiled walls. Cushion flooring. Smooth plastered ceiling. Ladder style radiator. Obscure double-glazed window to side.



EXTERNALLY

DETACHED GARAGE

14' 6" x 8' 1" (4.42m x 2.46m) Up and over garage door. Double wooden gates giving access for secure parking to the rear via Scrub Lane.

REAR GARDEN

Enjoy the privacy in this generous, unoverlooked wrap around rear garden. Mainly laid to lawn, it is beautifully complemented by mature shrubs and well-established borders. A paved patio area to the immediate rear provides the perfect setting for entertaining or relaxing on warm summer evenings. The garden is fully enclosed with privacy fencing and benefits from gated side access on both sides of the property.





FRONT GARDEN

Occupying a generous corner plot, this property features a large block-paved driveway to the front, providing ample off-street parking. A pathway leads to the front door, enhancing the welcoming approach. The front garden is enclosed by a boundary brick wall and framed by mature hedged borders on both sides. A neatly maintained lawn area is complemented by established shrubs and trees, offering both charm and privacy.



AGENTS DISCLAIMER

Due to the seller never having occupied and only having limited knowledge about the property they have been unable to provide answers to all material information.



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

Energy performance certificate (EPC)

123, Woodfield Road BENFLEET SS7 2ET	Energy rating D	Valid until: 24 February 2030
		Certificate number: 8610-6822-5530-3445-6222

Property type

Detached house

Total floor area

98 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 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.

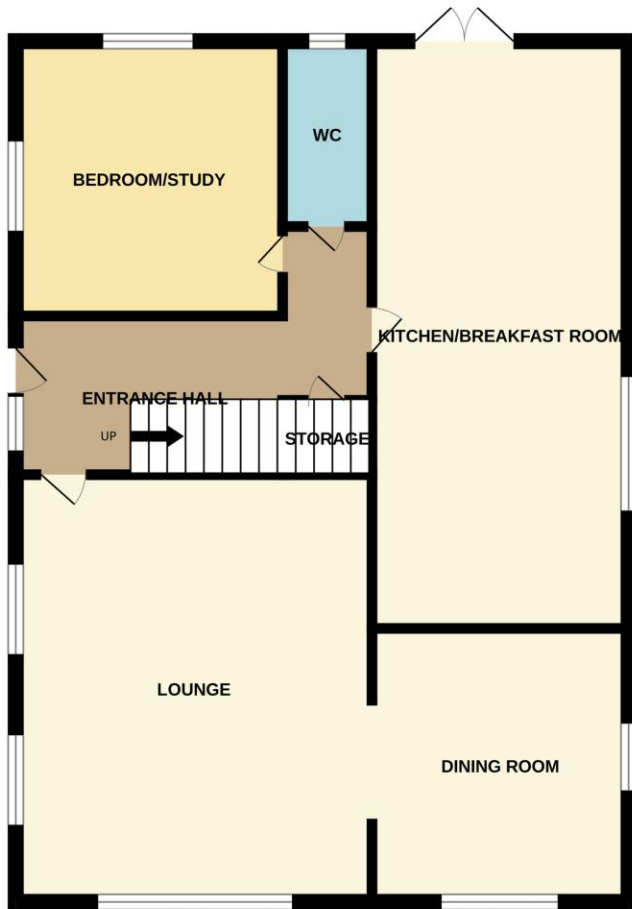
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	87 B
39-54	E		
21-38	F		
1-20	G		

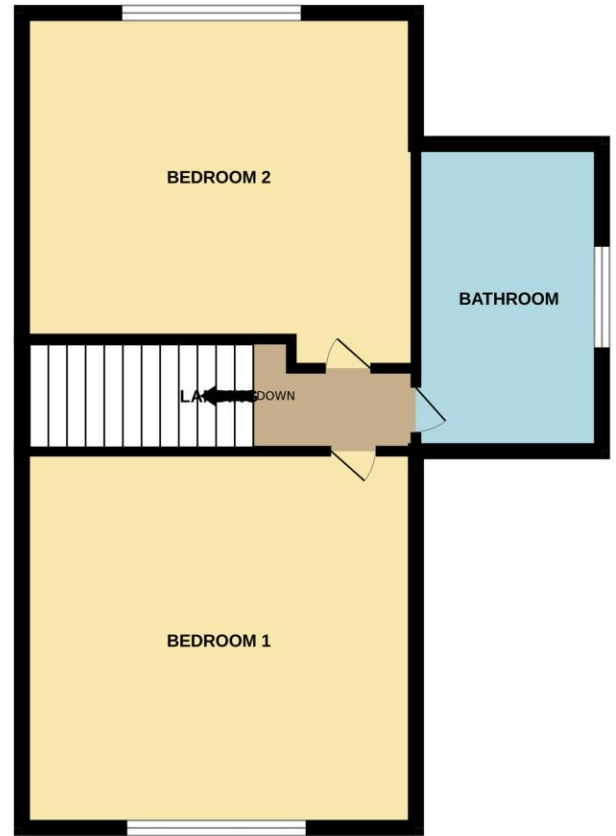
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GROUND FLOOR



1ST FLOOR



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