



Brown & Brand



**Ash Road**  
Hadleigh, SS7 2BA

- Beautifully Presented Semi-Detached Three Bedroom Family Home
- Modern Fitted Kitchen/Breakfast Room
- Within Walking Distance Of Hadleigh High Street
- Spacious Lounge & Dining Area

**Guide Price £425,000 to £450,000**







## Property Description

**GUIDE PRICE £425,000 to £450,000**

This beautifully presented and deceptively spacious home offers a superb layout, a rear extension, ample parking, a garage, and a fantastic location within a highly desirable school catchment area.

Welcoming entrance hallway with a bright and inviting entrance hall with storage space and convenient access to a downstairs WC. Stylish Kitchen/breakfast area located at the front of the property, featuring a charming bay window and plenty of natural light. Spacious Lounge at the rear and extended with a conservatory boasting a glass-vaulted ceiling, offering a perfect space for family relaxation with a versatile additional room ideal playroom or home office. To first floor there are three generously sized bedrooms, all well-proportioned, and a three-piece family bathroom.

Ideally situated in central Hadleigh, with local amenities and excellent bus links just around the corner. Within catchment for highly regarded schools, including Hadleigh Infants & Juniors and The King John School. A short drive to Leigh Station-ideal for London commuters.

This is a fantastic opportunity to secure a wonderful family home in a prime location. Viewings are available now-don't miss out!







## ACCOMMODATION:

Approached via double glazed entrance door with half glazed opaque glass insert giving access through to:

## ENTRANCE HALLWAY

Granite tiled flooring with underfloor heating. Smooth plastered ceiling with inset spotlights. Carpeted stairs to first floor landing. Convenient understairs storage and an additional built-in storage cupboard.



## GROUND FLOOR CLOAKROOM

Fitted in a two-piece suite comprising close coupled W/C, wash hand basin inset to vanity unit. Granite floor tiles edged with strip lighting. Underfloor heating. Smooth plastered ceiling. Obscure window to front.

## KITCHEN/BREAKFAST ROOM

A stylish and well-appointed kitchen featuring an extensive range of cupboards and deep drawer packs at both base and eye level, all finished with sleek granite work surfaces that extend to a breakfast bar at one end - perfect for casual dining. A stainless-steel sink is inset into the granite countertop, complemented by a range of integrated appliances, including - Electric oven and grill, Four-ring gas hob with stainless steel extractor hood above, Dishwasher and Fridge/freezer. There is also space and plumbing for a washing machine. A UPVC double-glazed Georgian bar window to the side allows natural light to enhance the space. The room is completed by granite flooring with underfloor heating, providing both style and comfort. To the front...



## DINING/SEATING AREA

Featuring a UPVC double-glazed Georgian bar bay window to the front, with a matching side window, this bright and inviting space is ideal for use as a casual seating area or an additional dining room. The dual-aspect windows allow for an abundance of natural light, creating a warm and welcoming atmosphere throughout the day.







## LOUNGE/DINING ROOM

24' 3" x 15' 6" (Narrowing to 9' 3") (7.39m x 4.72m) This beautifully bright and airy space is enhanced by UPVC double-glazed windows to the rear and side, along with a striking vaulted glass roof that floods the room with natural light. Matching French doors provide direct access to the private, unoverlooked rear garden, seamlessly blending indoor and outdoor living. The room is finished with elegant porcelain tiled flooring and underfloor heating, while a smooth plastered ceiling adds to the modern finish. A central chimney breast with a stone-effect surround houses a coal-effect fire, serving as a charming focal point to this versatile living area. There are two additional small, double-glazed windows to the side fitted with opaque glass. Door giving access through to.



## OFFICE/PLAYROOM

7' 6" x 4' 9" (2.29m x 1.45m) UPVC double glazed Georgian Bar window to rear. Porcelain tiled flooring. Smooth plastered ceiling.

## FIRST FLOOR LANDING

Carpet. Wooden balustrade with inset toughened glass balustrade. Access to loft which houses boiler serving hot water and central heating systems. Door giving access to all rooms. Built in airing cupboard and an additional storage cupboard.



## BEDROOM ONE

13' 8" x 12' 4" (4.17m x 3.76m) Two UPVC double glazed Georgian Bar windows to the front. The room features mirrored sliding door wardrobes to one wall. Carpet. Radiator. Smooth plastered ceiling.

## BEDROOM TWO

12' 9" x 8' 6" (3.89m x 2.59m) UPVC double glazed Georgian Bar window to rear. Smooth plastered ceiling. Carpet. Radiator with decorative cover.

## BEDROOM THREE

12' 9" x 6' 6" (3.89m x 1.98m) UPVC double glazed Georgian Bar window to rear. Wood effect laminate flooring. Radiator. Smooth plastered ceiling.







## **FAMILY BATHROOM**

Three-piece bathroom suite comprises of a curved Jacuzzi bath with mixer taps and handheld shower attachment, with matching curved glazed shower screen with plumbed in shower over. Matching close coupled WC and wash hand basin with vanity unit under. Tiled floor & fully tiled walls. Stainless steel radiator/towel rail. Smooth plastered ceiling with inset spotlights. Obscure UPVC double glazed window to side.

## **EXTERNALLY**

### **REAR GARDEN**

This property enjoys the benefit of a easily maintained landscaped rear garden with raised stone resin patio area to immediate fore with steps down to the remaining lawn area which is bordered by raised flower and shrub borders. Further stone resin area to the rear creating a lovely entertaining area. Relaxing wall tiled water feature. Privacy fencing. External solar lighting. External tap. Gated side access with personal door to garage.



### **GARDEN SUMMERHOUSE**

16' 2" x 9' 9" (4.93m x 2.97m) A stylish and functional garden summerhouse, featuring UPVC double-glazed bi-folding doors to the front, allowing for seamless indoor-outdoor living. Exterior lighting enhances its usability into the evening hours.

Inside, the space is finished with wood-effect laminate flooring, a smooth plastered ceiling and inset spotlights, creating a bright and contemporary feel. An additional built-in storage cupboard offers practical convenience.

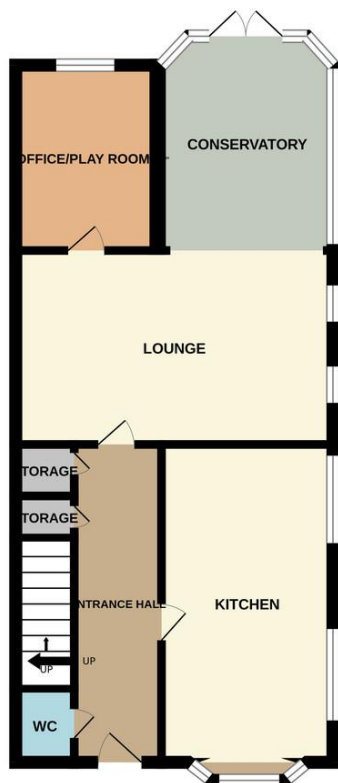


### **GARAGE/PARKING**

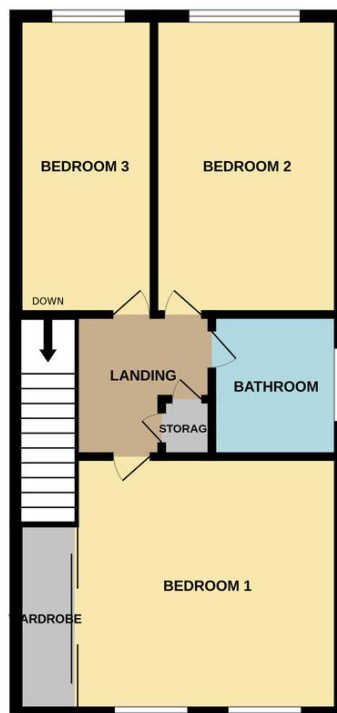
15' 7" x 8' 2" (4.75m x 2.49m) Parking is provided via a detached brick-built garage with electric roll top door which is approached via a block paved driveway. Interlocking garage floor tiles. Double glazed door giving access to rear garden. To the front offers off street parking for ample vehicles.



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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### Energy performance certificate (EPC)

7 Ash Road  
BENFLEET  
SS7 2BA

Energy rating  
**C**

Valid until: 31 July 2035

Certificate number: 0350-2039-4530-2275-7315

Property type: Semi-detached house  
Total floor area: 105 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 C. 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



**kotini**  
Material Information