



Brown & Brand



Daws Heath Road

Hadleigh, SS7 2NJ

- Charming Cottage Style Three Bed House In Sought After Daws Heath
- Beautiful Un-Overlooked Rear Garden with Detached Double Garage Set To Rear
- Attractive Lounge/Dining Room
- Extended Kitchen

Guide Price £450,000 - £475,000





Property Description

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Brown & Brand are delighted to present this beautifully extended and well-maintained cottage-style home, perfectly positioned in the sought-after heart of Daws Heath. A rare find, the property boasts the unusual advantage of a detached double garage set to the rear.

The home offers an inviting spacious entrance hall with stairs to the first floor, a bright and attractive lounge/diner featuring a charming fireplace, and an extended, re-fitted kitchen. The ground floor also includes a modern three-piece shower room and a conservatory overlooking the rear garden.

Upstairs, you'll find three bedrooms - two generous doubles - along with a stylish three-piece family bathroom.

Externally, the property benefits from an overlooked, attractively landscaped rear garden, independent driveway parking to the front, and the detached double garage to the rear.

Properties of this calibre in Daws Heath are seldom available - early viewing is strongly recommended.



ACCOMMODATION

Approached via a wood grain UPVC double glazed entrance door with frosted glass side panel, giving access through to a welcoming entrance hall with radiator and carpeted stairs rising to the first-floor accommodation.

ENTRANCE HALLWAY

The entrance hall features wood-effect flooring, radiator and a smooth plastered ceiling. Stairs rise to the first-floor landing, which is fitted with carpet. There is useful storage space beneath the stairs, along with a cupboard housing the electric meter. Additional features include a wall-mounted thermostat control and panelled glazed doors providing access to all ground floor rooms.



GROUND FLOOR SHOWER ROOM

Fitted in a three-piece suite comprising self-contained shower cubicle with glass screen, electric shower and tiled surround. Wash hand basin set to vanity unit and close coupled WC. Tiled floor. Ladder style radiator. Smooth plastered ceiling with inset spotlights. Wood grain UPVC double glazed obscure lead light window to front.



KITCHEN

14' 5" x 8' 4" (4.39m x 2.54m) The kitchen is fitted with a range of high-gloss contemporary units, providing cupboards and drawer packs to both base and eye level, complemented by contrasting roll-edged work surfaces. An inset stainless steel one and a half bowl single drainer sink unit with mixer tap sits beneath a UPVC double glazed window overlooking the rear aspect. Integrated appliances include an oven and grill with four-ring hob and extractor hood over, dishwasher, fridge, and freezer. The room features tiled flooring and a smooth plastered ceiling with inset spot lighting. A cupboard houses the combination boiler. UPVC double glazed door and additional window to the rear





provide access to and views of the garden.

LOUNGE/DINING ROOM

24' 4" x 11' 9" (plus bay window) " (7.42m x 3.58m) The lounge features fitted carpet, two radiators, and a wood grain UPVC double glazed leaded square bay window to the front, fitted with stylish plantation shutters. A smooth plastered ceiling with wall and ceiling lights enhances the sense of space. The focal point of the room is a central chimney breast with brick surround and mantel over, housing an inset electric log burner. Glazed double doors with matching side panels provide access through to the adjoining room.



CONSERVATORY

15' 4" x 9' 2" (4.67m x 2.79m) Conservatory/utility area features UPVC double glazing to the flank and rear aspects, with an inset door providing access to the un overlooked garden. There is fitted carpet a textured ceiling and space and plumbing for a washing machine.



FIRST FLOOR LANDING

The first-floor landing is fitted with carpet and features a spindle balustrade. A wood grain UPVC double glazed lead light window in the stairwell provides natural light to the flank elevation. There is access to the loft and panelled doors lead to all rooms.

BATHROOM

The bathroom is fitted with a modern white three-piece suite comprising a corner bath with mixer taps and shower attachment, a corner wash hand basin set within a vanity unit, and a close-coupled WC. The walls are tiled to waist height with complementary tiled flooring. Additional features include a ladder style towel rail/radiator, an obscure double glazed window to the rear, and a smooth plastered ceiling.



BEDROOM ONE

11' 9" x 11' 4" (3.58m x 3.45m) The bedroom



features wood-effect flooring a radiator, and a wood grain UPVC double glazed leaded bay window to the front aspect, providing an attractive focal point and plenty of natural light.

BEDROOM TWO

12' 1" x 10' 2" (Measurements taken inside wardrobe)" (3.68m x 3.1m) The bedroom is fitted with carpet and includes a radiator and a UPVC double glazed window overlooking the rear aspect. There is a range of built-in wardrobes along one wall, providing excellent storage space.



BEDROOM THREE

6' 9" x 5' 6" (2.06m x 1.68m) The bedroom features wood-effect flooring, a radiator, and a wood grain UPVC double glazed leaded window to the front aspect, allowing natural light to fill the room.

EXTERNALLY

REAR GARDEN

The property benefits from a private and attractively landscaped rear garden, extensively stocked with mature trees, flowers, and shrubs. Patio areas and low-maintenance shingle sections complement the lawn, creating a versatile outdoor space. Privacy fencing surrounds all aspects, and the garden includes a wooden shed, gated side access, and provides access to the double garage at the rear of the property.



PARKING/FRONT GARDEN

Parking is provided via a hard-standing to the front of the property accommodating 2–3 vehicles. The area is bordered by an attractive shingled section and raised flower beds with a retaining wall, enhancing the property's kerb appeal.

ADDITIONAL PARKING:

20' 5" x 24' 0" (6.22m x 7.32m) The property benefits from rear access via Central Avenue, leading to a detached double-width garage with power and lighting and up and over door and a personal door to the rear. Gated access is also provided for pedestrian entry offering added



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)

145 Down Heath Road BENFLEET SS7 2HJ	Energy rating D	Valid until: 9 October 2035
		Certificate number: 9330-2480-4500-2495-5575

Property type: Semi-detached house
Total floor area: 104 square metres

Rules on letting this property

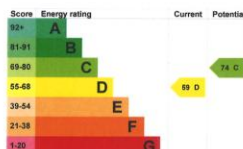
Properties can be let if they have an energy rating from A to E.

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 50



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Material Information