



BROWN & BRAND



Galleydene
Hadleigh, Benfleet, SS7 2QA

- Deceiving executive house within King John catchment & close to Country park
- Four bedrooms with en-suite to bedroom one
- Upgraded family bathroom and ground floor cloakroom
- Dual aspect lounge and separate study

£685,000





Property Description

Located in this popular South of the A13 turning, within the King John School catchment and within a short walk of Hadleigh castle and the Country park and Hadleigh town centre is this deceiving and well presented detached family home. The accommodation offers entrance hall with stairs to first floor, two piece ground floor cloakroom, Study and bright dual aspect lounge. At the rear there is a superb open plan kitchen/diner with numerous integrated appliances and french doors to garden and separate Utility room. At first floor there are four bedrooms, the master having its own en-suite and further washing facilities are in an upgraded family bathroom. The rear garden is South facing and relatively secluded and parking is via a detached double garage with additional parking for two/three vehicles. The property further benefits from upgraded gas central heating, upgraded UPVC double glazing and is one we would recommend an early appointment to view to avoid disappointment.



ACCOMMODATION:

Approached via composite panelled entrance door with frosted glazed inserts leading through to :

SPACIOUS ENTRANCE HALL:

Wood strip flooring. Radiator. Access to stairs to first floor landing with wooden hand rail, fitted carpet and storage under. Wall mounted thermostat control. Panel and glazed doors giving access to all rooms.



STUDY:

8' 7" x 8' 8" (2.62m x 2.64m) Wood effect laminate flooring. Radiator. Flat plastered ceiling. UPVC double glazed Square bay window to front.

GROUND FLOOR CLOAKROOM:

Fitted in a two piece suite comprising close coupled WC and wall mounted wash hand basin with tiled splash backs. Wood effect laminate flooring. Radiator. UPVC double glazed obscure window to flank.



LOUNGE:

19' 6" x 11' 3" (5.94m x 3.43m) Bright dual aspect room featuring UPVC double glazed window to front and UPVC double glazed french doors with matching side panels giving access to rear garden. Carpet. Two radiators. Flat plastered ceiling with coving. Central fire place.

KITCHEN/DINER - DINING AREA:

18' 6" x 12' 2" (5.64m x 3.71m) Wood strip flooring. Flat plastered ceiling with inset spot lighting and coving. UPVC double glazed french doors with matching side panels to garden. Open archway through to :



KITCHEN AREA:

Extensively fitted in wood units to both ground and eye level with granite work tops over. Inset Stainless steel one and a half bowl sink unit with draining grooves into work tops. Inset Siemens double oven, matching oven and microwave. Gas five ring hob with extractor hood. Integrated and



concealed fridge and freezer. Integrated and concealed dish washer. Tiled flooring. Granite up stand. Under cupboard lighting. Flat plastered ceiling with coving and inset spot lighting. UPVC double glazed window to rear. Peninsular breakfast bar separating kitchen from dining area.

UTILITY ROOM:

8' 2" x 6' 10" (2.49m x 2.08m) Fitted in a range of kitchen cupboards to ground and eye level with roll edge work surfaces over. Inset stainless steel single bowl single drainer sink unit with mixer taps over. Space and plumbing for washing machine and tumble dryer. Further space for fridge freezer. Tiled floor. Tiling to walls. Flat plastered ceiling with coving with inset spot lighting. UPVC double glazed door to flank. Further window to front. Upgraded wall mounted boiler which serves domestic hot water and central heating system (not tested).



FIRST FLOOR LANDING:

Carpet. Spindle balustrade. Flat plastered ceiling with coving. Access to loft. Window in stairwell to front. Doors to all rooms. Built-in airing cupboard housing hot water tank.



FAMILY BATHROOM:

Re-fitted in a contemporary three piece suite comprising Jacuzzi bath with plumbed in shower over and glass screen. Wash hand basin and WC inset to vanity unit/cupboards. Tiling to three walls. Tiled floor. Radiator/towel rail. Flat plastered ceiling with inset spot lighting. Obscure UPVC double glazed window to front.

BEDROOM ONE:

12' 10" x 10' 10" (3.91m x 3.3m) Carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling. Door giving access to :



EN-SUITE SHOWER ROOM:

Fitted in a three piece suite comprising self contained shower cubicle with plumbed in shower and glass screen. Close coupled WC and pedestal wash hand basin. Tile effect flooring. Tiling to most walls. Radiator. Obscure UPVC



double glazed window to flank.

BEDROOM TWO:

11' 4" x 9' 6" (3.45m x 2.9m) Carpet. Radiator. Flat plastered ceiling with coving. UPVC double glazed bay window to front.

BEDROOM THREE:

11' 3" x 9' 10" (3.43m x 3m) Carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling.

BEDROOM FOUR:

7' 6" x 6' 11" (2.29m x 2.11m) Carpet. Radiator. UPVC double glazed window to rear.

REAR GARDEN:

The garden enjoys the benefit of a South facing and relatively secluded rear garden which is attractively landscaped and laid to lawn with mature tree flower and shrub borders with privacy fencing. Concrete paved and block paved patio and pathway. Wooden shed. Wide side access with gate. Ideal for additional sheds etc. External tap. Second side access which in turn gives access to garage.



PARKING:

Parking is provided via an attached double garage with two single up and over doors. Window and door to flank. Further parking to front for two/three vehicles via recently laid tarmac driveway



FRONT GARDEN:

Laid to lawn with block paved paths and tiled front step.





GROUND FLOOR



1ST FLOOR

Energy Performance Certificate



21, Galleydene, BENFLEET, SS7 2QA

Dwelling type: Detached house Reference number: 0128-4051-7216-3965-4914
 Date of assessment: 02 June 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 June 2015 Total floor area: 121 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

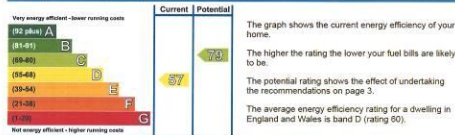
Estimated energy costs of dwelling for 3 years:	£ 3,909
Over 3 years you could save	£ 1,347

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 207 over 3 years	
Heating	£ 3,171 over 3 years	£ 2,094 over 3 years	
Hot Water	£ 405 over 3 years	£ 261 over 3 years	
Totals	£ 3,909	£ 2,562	You could save £ 1,347 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 111	✓
2 Cavity wall insulation	£500 - £1,500	£ 627	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 279	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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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