



BROWN & BRAND



Fairmead Avenue
Daws Heath, Benfleet, SS7 2UJ

- Substantial and extended detached bungalow in sought after Daws Heath
- Larger than average accommodation in first class order throughout
- Stunning refitted kitchen/diner with granite worktops
- Two double bedrooms

Offers In Excess Of £535,000





Property Description

Located in the highly sought after Daws Heath is the immaculately maintained and extended larger than average detached bungalow. Provides entrance hall, two double bedrooms, luxury refitted shower room, Dual aspect lounge, second reception room and substantial luxury kitchen/breakfast room with granite work tops and appliances. The rear garden is private and features a recently constructed garden room/office and additional storage. With further benefits of ample off road parking, double glazing, gas central heating and being in top decorative order, this is one we would recommend an early viewing to view.



ACCOMMODATION

Approached via double glazed double doors giving access to;

ENTRANCE PORCH

Tiled floor and step. Double glazed side panel. Courtesy light. Double glazed led light entrance door giving access through to;

ENTRANCE HALL

Karndeane wood effect flooring. Radiator concealed behind cover. Flat plastered ceiling with coving and spotlights. Access to loft with pulldown loft ladder. picture window to side.. Panelled doors giving access to all rooms. Built-in cupboard. Housing metres and upgraded switches.



BEDROOM ONE

15' 7" x 9' 8" (4.75m x 2.95m) Karndeane wood effect flooring. Radiator. Double glazed bay window to front. Flat plastered ceiling with coving. Further double glazed window to side. Built in mirror fronted sliding door wardrobes.

BEDROOM TWO

11' 7" x 10' 6" (3.53m x 3.2m) Karndeane wood effect flooring. Radiator. Double glazed bay window to front. Further double glazed window to side. Flat plastered ceiling with coving. Mirror fronted sliding door wardrobe.

SHOWER ROOM

Refitted in a modern three piece suite. Comprising walking shower cubicle with sliding glass door and twin head shower. Close coupled WC and wash and basin with integral vanity unit. Tiled floor and walls. Stainless steel rail/radiator. Flat plastered ceiling with spotlights. Obscure double glazed window to side.



LOUNGE

15' 5" x 14' 1" (4.7m x 4.29m) Karndeane Wood effect flooring. Double glazed bay window to side. Flat plastered ceiling with coving. Wall mounted nest "learning" thermostat control. Open archway to sitting room/dining room.

KITCHEN/BREAKFAST ROOM

17' 1" x 12' 9" (5.21m x 3.89m) Extensively refitted in modern high gloss units offering cupboards and drawer packs to both ground and eyelevel with contrasting granite worktops and up stands. Inset coloured single bowl single drainer sink unit with mixer taps. Double oven and grill. four ring hob with extractor. Integrated dishwasher. Space and plumbing for washing machine and tumble dryer. Space and plumbing for American style Fridge freezer. Central island breakfast bar with seating. Radiator. Karndeane wood effect flooring. Two double glazed windows to side. Flat plastered ceiling with coving and spotlights. Upgraded Boiler serving domestic hot water and central heating systems. Open archway through to dining room/sitting room.





DINING ROOM / SITTING ROOM

25' 0" x 9' 5" (7.62m x 2.87m) Karndean wood effect flooring. Double glazed windows to rear and side with insert French double doors to rear and garden. Further double glazed single door to side. Radiator behind cover. Flat plastered ceiling with coving and spotlight.

EXTERNALLY

REAR GARDEN

Private and unoverlooked garden which is mainly laid to lawn with raised flowerbeds. Sleeper borders and private fencing. Raised decking/terrace area to rear. Paved patio and side path with privacy gate. External tap. Second side access with side gates. Wooden shed/storage.

GARDEN ROOM/ OFFICE

16' 9" x 10' 6" (5.11m x 3.2m) Double glazed window to rear. Double glazed French style doors. Wood effect flooring. Electric heater. Flat plastered ceiling with spotlights. Power and light supplied. Ideal for home workers /gym or garden room.

PARKING

Via independent crazy paved driveway and frontage providing off street parking for at least three vehicles

FRONT GARDEN

Landscaped with various mature flowerbeds, pathways and wrought iron gate and matching railings.



GROUND FLOOR



Energy performance certificate (EPC)

42 Fairmead Avenue BELLLEST SS7 2JU	Energy rating D	Valid until: 5 January 2034 Certificate number: 1618-7074-5052-0309-9306
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Property type	Detached bungalow
Total floor area	97 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



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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