



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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33 Hadleigh Park Avenue, Benfleet, SS7 1SA **Guide Price £675,000 - £685,000 FREEHOLD**

NO ONWARD CHAIN

This Beautiful 4 BEDROOM DETACHED CHARACTER HOME gives you the feeling of countryside living whilst keeping the convenience of all your local amenities close by. Attractively decorated throughout, modern fitted kitchen/diner and offering many unusual features including stained glass windows, Herringbone solid wood floors & vaulted oak beamed ceilings. Plus accommodation with the versatility to offer complete ground floor living.

The outside benefits from a very large & well stocked rear garden, separate courtyard garden plus a further secluded garden to the rear. In and out block paved driveway with 2 Lychgates to the front.

This attractive and immaculate property is a MUST VIEW.

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Accommodation



Kitchen/Diner 29'1 x 7'8 (8.86m x 2.34m)



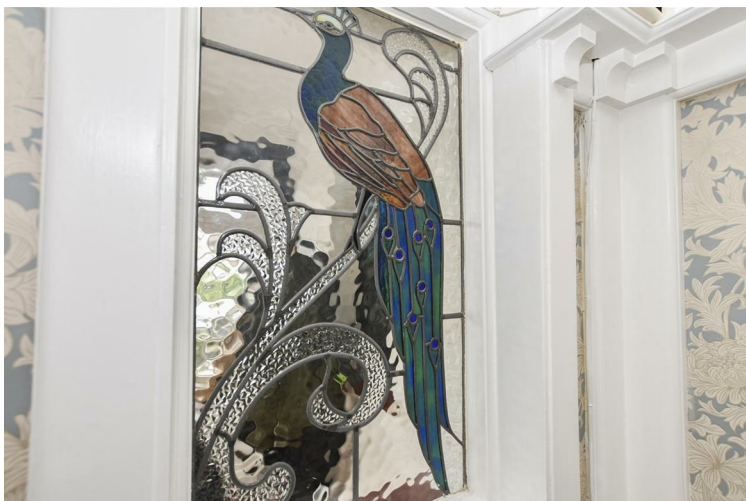
Entrance Porch

Composite entrance door with leaded light double glazed windows into the entrance porch. Tiled floor. Leaded light double glazed windows to side. Two stained glass windows. Wooden entrance door leading into....

Entrance Hall



Solid wood Herringbone floor. Ornamental covered radiator. Decorative architraves & plate rail.



Fitted with navy units to eye and base levels with contrasting granite worktops and splash backs. Integrated dishwasher, oven, coffee machine and wine fridge. 5 ring gas range with stainless steel extractor above, space for American style fridge/freezer, tiled floor, two Upvc double glazed windows with fitted cafe style shutters to front, smooth plaster ceiling with inset spot lighting. The dining area has a feature brick wall and Oak beamed vaulted ceiling with brass lighting. Decorative stained glass window with cafe style shutters to the front. Copper radiator. Upvc double glazed bi-folds leading to a courtyard garden which leads into the main rear garden. Door leading into.....



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Lounge 15'3 x 11'10 (4.65m x 3.61m)



Inner Hall

Solid wood Herringbone floor, decorative ceiling rose and plate rails, wood burner, vertical radiator. Open to.....



Conservatory 12'8 x 11'1 (3.86m x 3.38m)



Tiled floor. Upvc double glazed window to side. Storage cupboard and further under stairs cupboard with space & plumbing for washing machine & tumble dryer, carpeted stairs with plinth lighting.

Tiled floor. Upvc double glazed bi-folds to 2 elevations, roof lantern, stained glass decorative glass panel.

Bedroom 4 9'2 x 7'10 (2.79m x 2.39m)



Upvc double glazed window to side. Carpet. Smooth plaster ceiling. Built in wardrobe cupboard space.

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Study 11'2 x 10'10 (3.40m x 3.30m)



Accessed via double wood & glass doors from the lounge, solid wood Herringbone floor, 2 x Upvc double glazed windows to rear, smooth plastered ceiling with ceiling rose, radiator.

Bathroom 12' x 4'5 (3.66m x 1.35m)



Decorative stained glass window to side, tiled floor, half wood panel walls, tiled to shower/bath area. Roll top bath with claw feet, chrome taps & chrome shower over, sink with chrome taps and cupboard below, close coupled W/C, chrome heated towel rail, extractor fan, decorative plate rail.

Bedroom 1/2nd Reception 16'3 x 12'1 (4.95m x 3.68m)



Solid wood Herringbone floor, Upvc double glazed window with fitted cafe style shutters to the front, feature cast iron & tiled fireplace with tiled hearth, three feature stained glass windows to the sides, radiator.

First Floor Accommodation

Carpeted landing area with storage cupboard and Velux window.

Bedroom 2 15'6 x 10' (4.72m x 3.05m)



Upvc double glazed window to rear, smooth plaster ceiling with inset spot lighting, carpet, 2 eaves storage cupboards.



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Bedroom 3 13'6 x 10'3 (4.11m x 3.12m)



Upvc double glazed window with cafe style shutters to front, wood flooring, smooth plastered ceiling with inset spot lighting, 2 eaves storage cupboards, one housing combination boiler.

Shower Room



Upvc double glazed obscure window to rear, smooth plastered ceiling with inset spot lighting, fully tiled to walls and floor, walk-in shower with chrome rain head shower and hand held attachment, wall mounted chrome controls and tiled recessed shelving, sink with chrome mixer tap and cupboard below, closed coupled W/C, extractor fan.

Outside



Block paved in and out driveway with two lychgates and well established shrub and tree borders.

Rear Garden



A beautiful and spacious rear garden commencing with a patio area with remainder laid to lawn with mature tree & shrub borders. Follow the garden to the left, through the pergola and you find a further secluded garden.....



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Estate Agents Notes

This property is owned by friends of an employee of Countryside Estates



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Secluded Garden



With many well established trees & greenery and garden sheds.

Courtyard Garden

The rear of the property also has a walled and gated courtyard garden accessed via the kitchen with wooden raised beds providing greenery and a wooden pergola with climbing plants, access to a storage room perfect for bikes etc... and through access to the front of the property, further gated access to the patio of the rear garden.



Council Tax Band

Tax Band E - Castle Point

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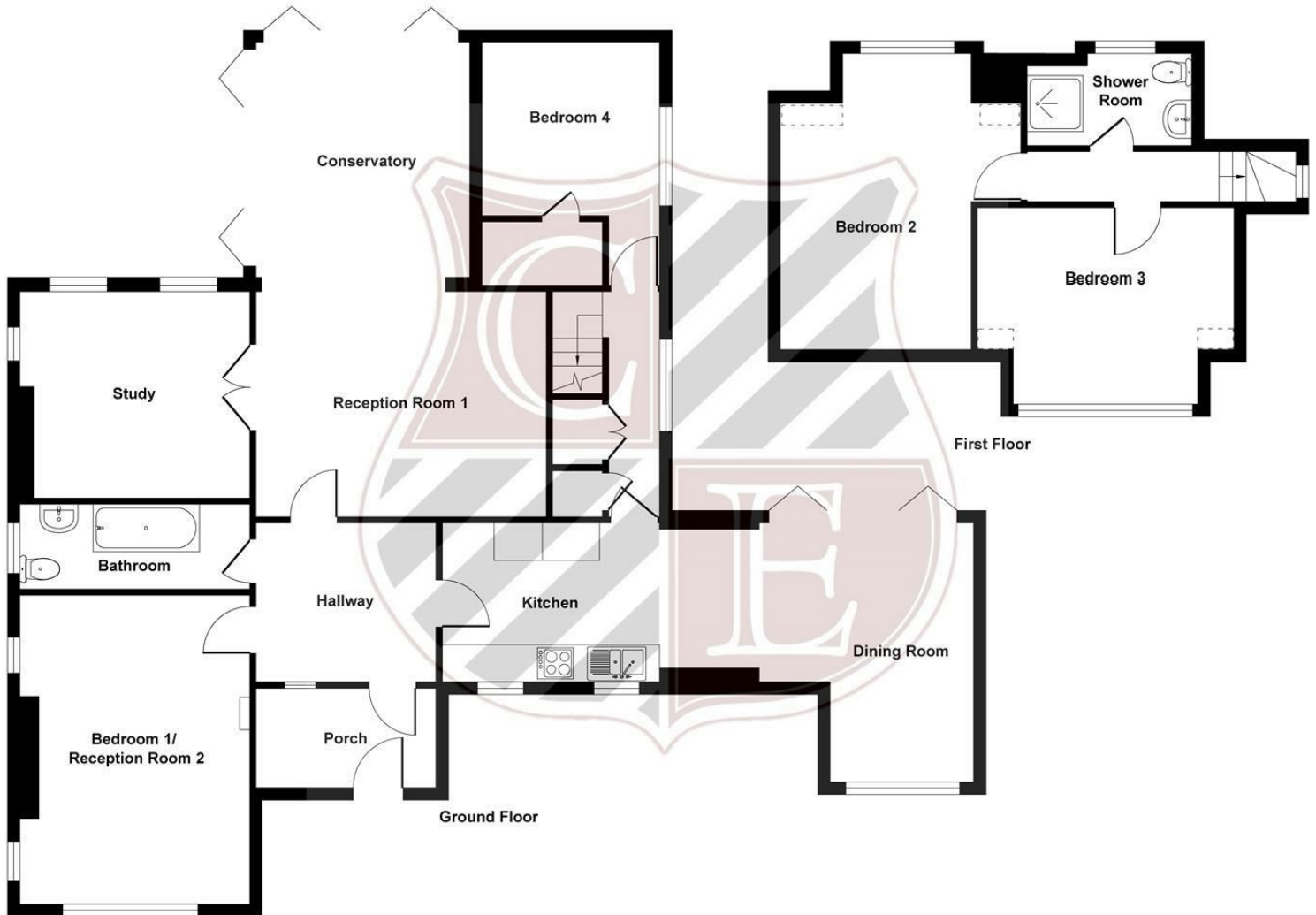


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