



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## 11 Templewood Road, Hadleigh, SS7 2RJ

**Guide Price £550,000 Freehold**

Beautifully Presented 3 BEDROOM SEMI-DETACHED FAMILY HOME WITH APPROX. 150' WEST FACING REAR GARDEN. Completely re-furnished by the current owners this property has a stunning 30'5 x 16'1 Kitchen/Dining/Family Room with bi-folds leading to the rear garden, 12'11 x 11'4 Lounge, Laundry Room and Ground Floor Cloakroom.

The property has a garage plus off street parking and a summer house with power & air conditioning. Plus air conditioning to the family room and bedrooms and clean air ventilation system to family room & 1st floor.

Located in a popular area within walking distance of Hadleigh shops and cafes & John Burrows fields and close to both Hadleigh & Westwood primaries and King John Secondary schools as well as being a short drive from both Benfleet and Leigh on Sea C2C stations and with good road transport links to both A127 & A13.



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## Entrance Porch

Composite Entrance door leading into porch with tiled floor and wooden front door leading into.....

## Entrance Hall

Laminate wood flooring, smooth plaster ceiling with inset spot lighting, under stairs store cupboard, box housing consumer unit, heating and fresh air ventilation controls, carpeted stairs to first floor.

## Kitchen/Dining/Family Room 30'5 x 16'1 (9.27m x 4.90m)



Kitchen area fitted with grey units and drawers to eye and base levels with contrasting quartz worktops, undermounted one and a half sink with brass look tap providing hot, cold, boiling and iced water, drainer etched into worktop, integrated fridge/freezer, wine cooler and dishwasher, induction hob with downdraft extractor, two eye level electric ovens, solid oak flooring, aluminium bi-fold doors with blinds leading to the rear garden, grey vertical radiator, double glazed bay to side with grey radiator below and further grey radiator to side wall, double glazed ceiling lantern with lighting and blinds, fresh air ventilator, door to.....



## Laundry Room



Fitted with cupboards and worktops to match the kitchen, single sink with mixer tap, space and plumbing for washing machine and tumble dryer, Upvc part double glazed door to side, solid oak flooring.



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**Lounge/2nd Reception Room 12'11 x 11'4 (3.94m x 3.45m)**



Upvc double glazed window to front with blinds, radiator, laminate wood flooring, feature electric fire place.

## Ground Floor Cloakroom

Under stairs cloakroom with white corner wash hand basin with chrome mixer tap and cupboard under housing gas meter, W/C with concealed cistern and chrome wall mounted push flush, radiator, smooth plaster ceiling with inset spot lighting, extractor fan.

## First Floor Landing

Upvc double glazed window to side, laminate wood flooring, smooth plastered ceiling with inset night lighting, fresh air ventilation system.

**Bedroom 1 13' x 11'5 (3.96m x 3.48m)**



Laminate wood flooring, smooth plastered ceiling Upvc double glazed window to front, radiator, air conditioning.

**Bedroom 2 9'7 x 11'5 (2.92m x 3.48m)**



Upvc double glazed window to rear, laminate wood flooring, radiator, air conditioning.

**Bedroom 3 8'7 x 8'5 (2.62m x 2.57m)**



Upvc double glazed window to rear, radiator, laminate wood flooring, air conditioning.

## Bathroom



Upvc double glazed obscure window to side, further Upvc double glazed obscure round window to front, three piece suite comprising P-shape panelled bath with chrome mixer tap and chrome rain head shower and hand held shower attachment



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over, glass screen, wall mounted sink with chrome mixer tap, W/C with concealed cistern and wall mounted push flush, tiled floor, walls tiled to bath, sink and W/C areas, extractor fan, chrome heated towel rail.

### Outside



To the front of the property is paved off street parking and driveway to the garage which has double doors, light and power and houses the Worcester boiler. The property has CCTV to the front, side and rear.

### Rear Garden approx 150' (approx 45.72m)



Commencing with a raised sun deck with summer house, remainder is laid to lawn with a raised flower bed, large shed to the rear of the garden. Swings to remain as they are fixed in. The side of the garden is paved and leads to rear access to the garage via Upvc part double glazed door, outside lighting and power sockets.



**Summer House**



Currently used as a beauty treatment room, the summer house has laminate wood flooring, air conditioning, light and power and an electric radiator.

**Council Tax Band**

Tax Band D - Castle Point

**Planning Consent**

Plans were approved in December 2023 for a 1st floor extension and loft conversion, making this a 4 bedroom house with 2 en-suites.

Planning Ref: 23/0707/FUL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





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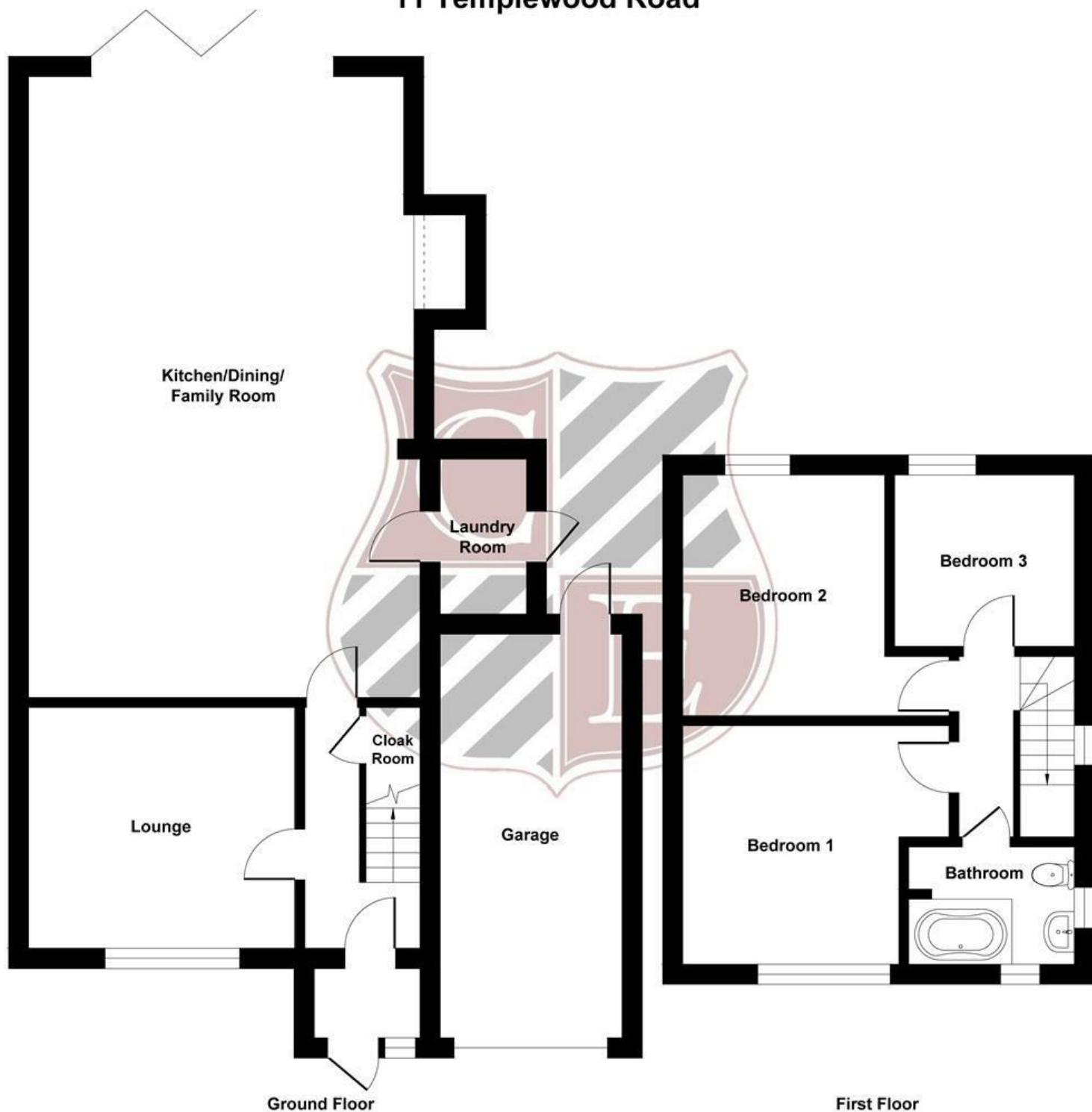


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