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Estate Agents



* £600,000- £650,000 * PLANS PASSED FOR 8M REAR EXTENSION CREATING OPEN PLAN LIVING OVERLOOKING THE REAR GARDEN (SHOWN IN SECOND FLOOR PLAN) * Proudly positioned on the popular road, Scrub Lane, this delightful fully detached bungalow offers a perfect blend of comfort and convenience. Set on a generous plot that backs onto serene woodlands, this property is ideal for those seeking a peaceful retreat while remaining close to local amenities. The bungalow is full of natural light and boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The open plan lounge, diner, and kitchen create a welcoming atmosphere, perfect for family gatherings or quiet evenings at home. The modern fully fitted kitchen is a chef's delight, equipped with contemporary appliances and plenty of storage. This property features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The shower room is stylishly designed, complemented by a separate WC for added convenience. Outside, the bungalow benefits from ample parking on the driveway, along with access to a detached garage, making it easy to accommodate vehicles and outdoor equipment. The stunning location is just a short walk from Hadleigh High Street, where you will find a variety of shops and services. Additionally, major bus routes are nearby, providing excellent transport links to surrounding areas. For those who enjoy the outdoors, Belfairs Woods and Golf Course are within easy reach, offering beautiful scenery and recreational opportunities. This bungalow is a rare find, combining modern living with a tranquil setting. It is perfect for families, retirees, or anyone looking to enjoy the best of Essex living. Don't miss the chance to make this lovely property your new home.

- Fully detached bungalow
- Driveway creating parking for four vehicles and a detached garage
- Backing onto the Woodlands and Nature Reserve
- Three good sized bedrooms
- Open Lounge Kitchen Diner with integrated appliances
- Shower room with a separate WC
- Charming rear garden with a gate to the rear giving direct access to the Woods
- Belfairs Woods and Golf Course nearby
- Short walk to Hadleigh High Street, Park and Castle
- Hadleigh Infant and Primary School catchment

Scrub Lane

Benfleet

£600,000

Price Guide

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Scrub Lane






Frontage
Driveway for at lease four vehicles, large front garden area with a tree and shrub boundaries, side access to the rear garden, access to the detached garage, access to:

'L' Shaped Entrance Hallway
Composite entrance door to the side, smooth coved ceiling, loft hatch, airing cupboard housing the water tank, carpet, opening to:

Lounge
16'7" into the bay x 10'6"
Coved ceiling with a ceiling rose, feature fireplace with a marble surround (there is a gas point), radiator, carpet, opening to:

Kitchen/Diner
21'6" x 8'6" > 6'8"
Coved ceiling with a ceiling rose, leadlight double glazed window to the front, radiator, carpet, opening to:
Kitchen Area:
Double glazed window to the side, Lino flooring. Cream gloss kitchen comprising of wall and base level units with a roll edge laminate worktop, 1.5 sink and drainer with a chrome mixer tap, space for a dishwasher, space for an American style fridge freezer, integrated Neff oven and grill, Neff four-ring electric hob with an extractor fan above, set of drawers, eaves storage, tiled splashbacks.

Inner Hallway
6'2" x 3'2"
Coved ceiling, large utility cupboard housing plumbing for the washing machine and space for a tumble dryer. Also houses the electricity meter and fuse board, storage cupboard, UPVC obscured double glazed door to the side leading out to the side ally way with an adjacent obscured double glazed window, radiator, Lino flooring.

Shower Room
5'6" x 5'0"
Coved ceiling, extractor fan, double walk-in shower with a shower hose, vanity unit wash basin, chrome heated towel rail, part tiled walls, tiled flooring.

Separate WC
5'3" x 2'7"
Coved ceiling, extractor fan, wall lights, duel flush WC, tiled flooring.

Bedroom One
11'4" x 11'5"
Smooth coved ceiling with a ceiling rose, large double glazed window to the rear overlooking the garden, radiator, carpet.

Bedroom Two
7'11" x 7'4"
Coved ceiling with a ceiling rose and a pendant light, radiator, carpet.

Bedroom Three/Snug
11'4" x 8'6"
Coved ceiling with a ceiling rose, pendant light, double glazed French doors to the rear leading out to the garden with floor to ceiling double glazed windows, radiator, carpet.

Rear Garden
Commences with a patio with the remainder laid to lawn with established tree, flower and shrub borders, storage shed to th very rear, access to the detached garage, pond area, further patio areas, gate to the rear leading to the woods, side access to the front driveway, outside tap, outside lighting.

Agents Notes:
There is a second floorplan shown of the layout that the current vendors have planning for. The property is Council tax band: E













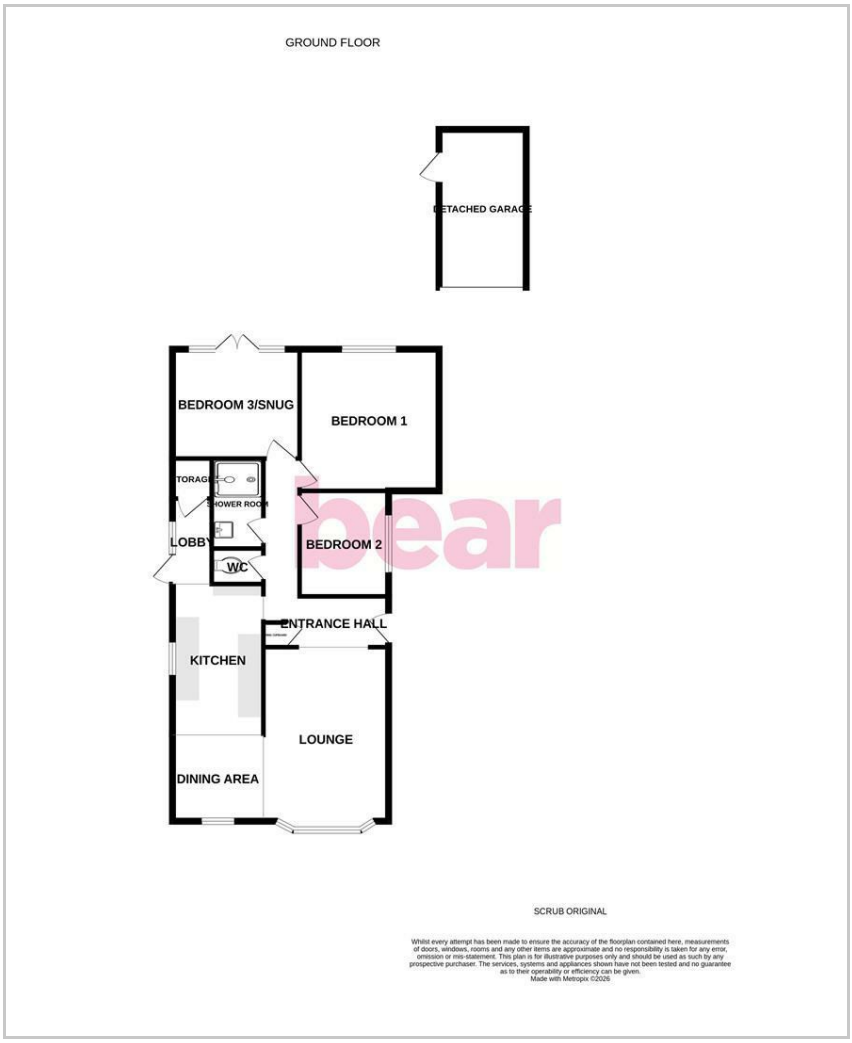








Floor Plan

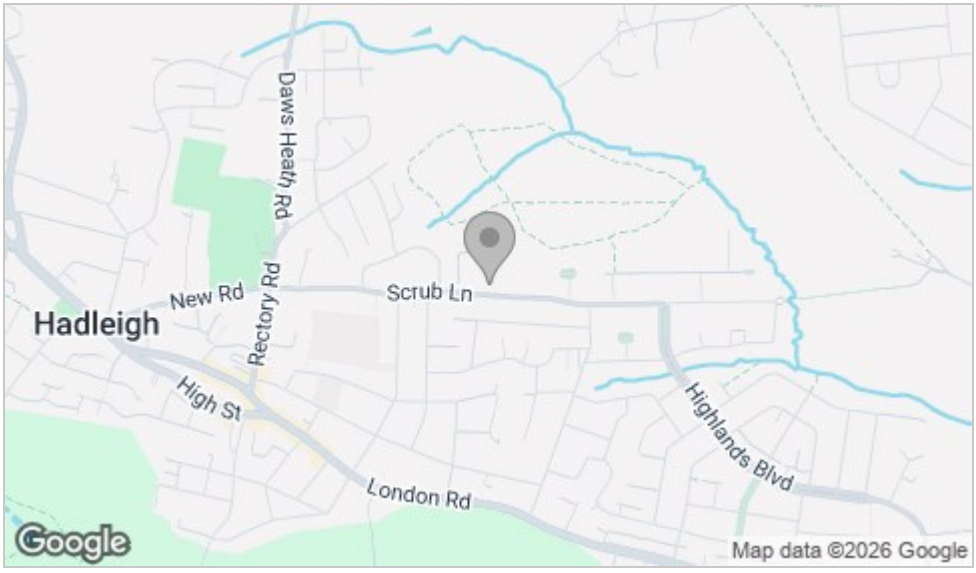




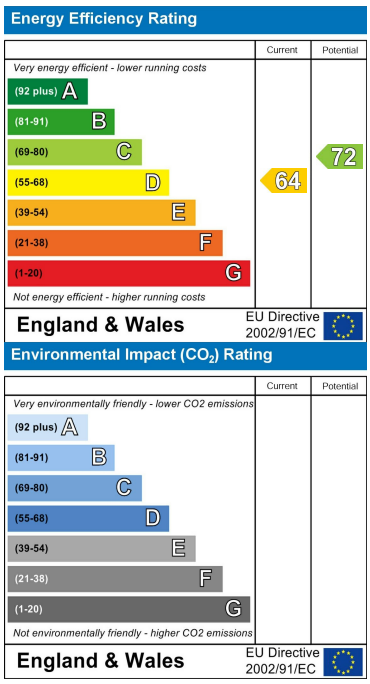




Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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