



Sherwood Crescent, Hadleigh, Essex, SS7 2LF

2 bedroom semi-detached bungalow / **Guide Price** £475,000 - £500,000 / t. 01702 555888





A beautifully extended **two bedroom** semi-detached bungalow, ideally positioned in one of Hadleigh's favourite turnings just off Poors Lane. This exceptional home offers a good size lounge, stunning open-plan kitchen/diner, separate utility room, two double bedrooms, a walk-in wardrobe to the master bedroom and a contemporary shower room. Outside, the property benefits from a beautifully landscaped rear garden featuring a substantial summer cabin together with off street parking to the front.

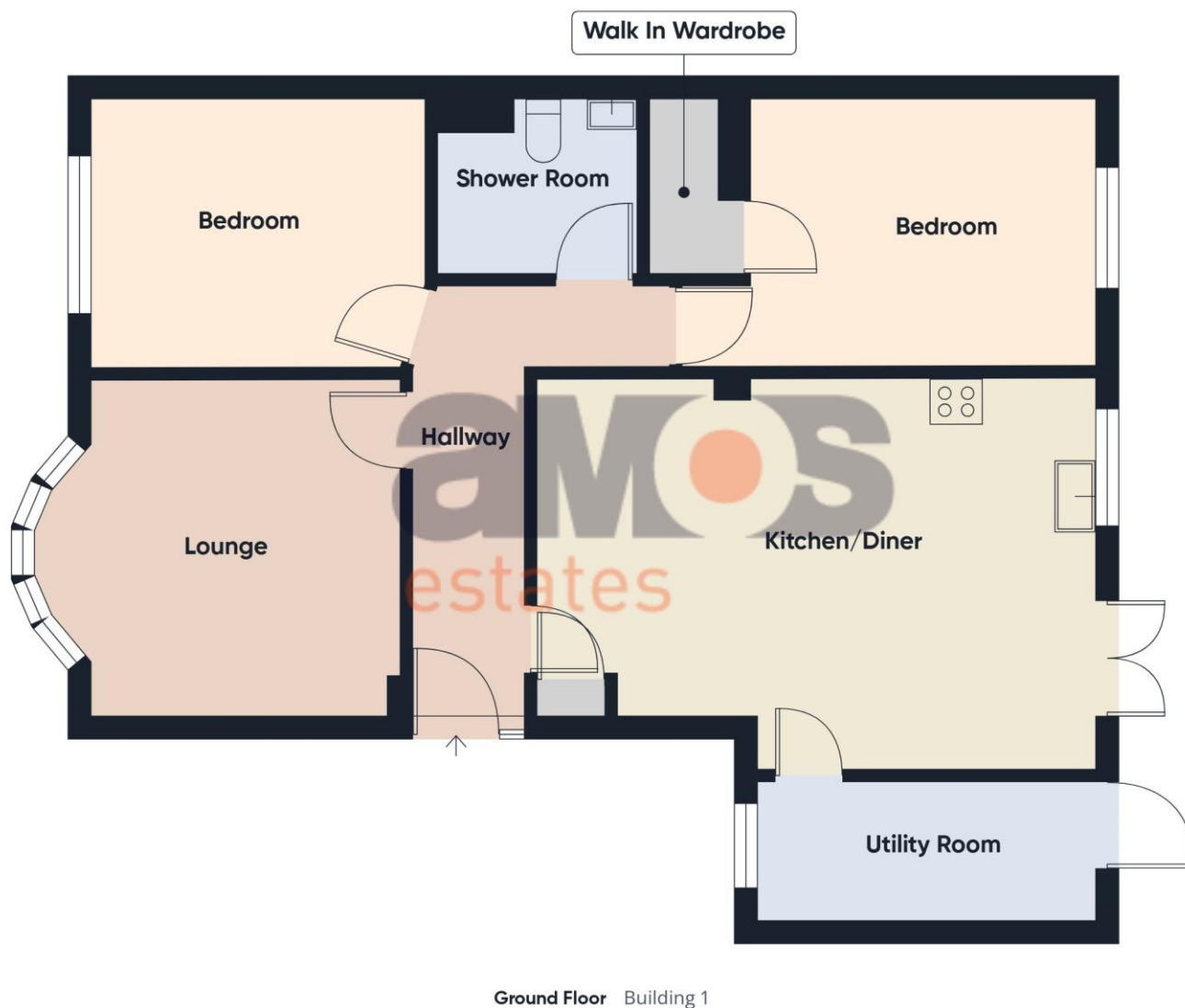
Nestled within a quiet and peaceful setting, the property is just a short walk from local woodland, John Burrows Playing Fields and Hadleigh Town Centre, with its excellent selection of shops, supermarkets, cafés and amenities. Hadleigh Country Park, the popular seaside town of Leigh-on-Sea, transport links and highly regarded local schools are all within easy reach.

Offering an outstanding blend of style, space and location, this is a rare opportunity to acquire a high-quality bungalow in one of Hadleigh's most desirable residential locations. Early viewing is highly recommended.

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Ground Floor Building 2

Approximate total area⁽¹⁾

1042 ft²

96.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Highlights

- \ **Extended Two Bedroom Semi Detached Bungalow**
- \ **Beautifully Presented Throughout**
- \ **Good Size Lounge**
- \ **Luxury Fitted Kitchen/Diner**
- \ **Utility Room**
- \ **Modern Shower Room**
- \ **Two Double Bedrooms**
- \ **Walk In Wardrobe To Master**
- \ **Landscaped Rear Garden Measuring Approximately 60ft In Depth**
- \ **Large Summer Cabin**
- \ **Potential For Hot Tub To Remain**
- \ **Ample Off Street Parking**
- \ **Gas Central Heating Via Combination Boiler**
- \ **uPVC Double Glazing Throughout**
- \ **Quiet & Sought After Turning Directly Off Of Poors Lane**
- \ **Walking Distance To Woods, John Burrows Park & Hadleigh Town**
- \ **Hadleigh Infant/Junior School Catchments**
- \ **Council Tax Band - C**

Composite entrance door with UPVC obscure double glazed leadlight window adjacent opening to entrance hall.

**Entrance Hall **

Tiled flooring, radiator, smooth plastered ceiling, loft access hatch with drop down ladder leading to loft which we are advised is fully boarded, Hive heating controls, doors to accommodation off.

**Lounge 13' Into Bay x 11'10 **

uPVC double glazed leadlight bay window to front, fitted carpet, power points, smooth plastered and coved ceiling, TV point, radiator.

**Kitchen/Diner 19'8 x 13'8 **

Luxury fitted kitchen diner comprising Franke sink with chrome mixer tap and moulded drainer inset into a range of granite worktops with cupboards and drawers beneath and matching eye level units, integrated dishwasher, inset Bosch four ring induction hob with chimney style extractor above, integrated double oven, integrated full length fridge, tiled splashbacks, tiled flooring, breakfast bar facility, power points, smooth plastered ceiling with inset spotlights, roof lantern, storage cupboard housing Vaillant combination boiler, uPVC double glazed window to rear with uPVC double glazed French doors adjacent leading to rear garden, door to utility room.

**Utility Room 12'1 x 5'1 **

uPVC obscure double glazed leadlight window to front, tiled flooring, radiator, power points, roll edge worktop with ample storage cupboards, space and plumbing for a washing machine and tumble dryer, further appliance space, radiator, uPVC double glazed door to rear leading to rear garden, smooth plastered ceiling with inset spotlights, extractor.

**Bedroom One 12'3 Plus Recess x 9'2 **

uPVC double glazed window to rear, laminate flooring, radiator, power points, smooth plastered ceiling, door to walk-in wardrobe.





**Walk-In Wardrobe 6'6 x 2'9 **

Fitted carpet, smooth plastered ceiling, ample clothes storage facilities.

**Bedroom Two 11'10 x 10'0 **

uPVC double glazed leadlight window to front, laminate flooring, radiator, power points, smooth plastered and coved ceiling, wardrobe to remain.

**Shower Room 6'10 x 6'4 **

Modern three piece suite comprising large walk-in shower with drench style shower head above and separate handheld attachment, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, heated towel radiator, smooth plastered ceiling with inset spotlights, extractor.

**Rear Garden **

A beautiful, landscaped rear garden with attractive views over surrounding area, commencing with elevated patio providing outside seating facility with hot tub adjacent (to remain under separate negotiations), step down to further patio with central established lawn adjacent, well stocked flower beds, shed, fencing to borders, outside lighting, outside power points, outside tap, side access to front via timber gate, access to large cabin.

**Cabin 17'3 x 12'5 **

Excellent feature which can be used for a variety of purposes, currently used as a bar/entertainment facility, double glazed French doors to front, double glazed windows to side, ample power points, lighting, laminate flooring, built in bar, air conditioning unit with heating function.

**Front Garden **

Large, shingled driveway providing ample off street parking.







PLEASE NOTE:-

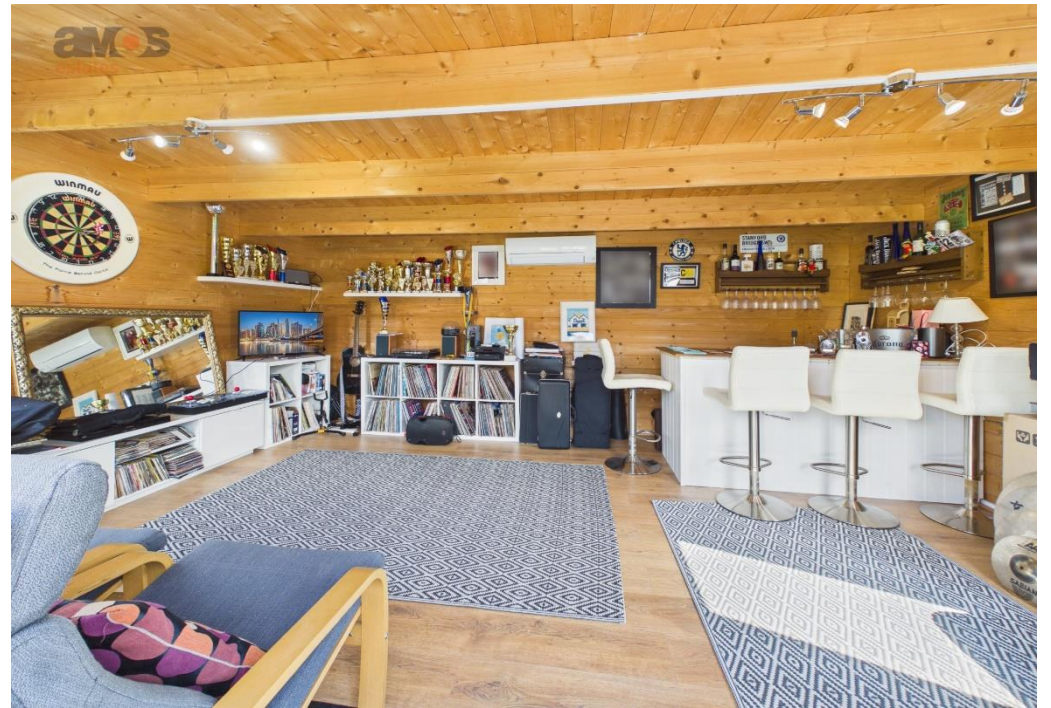
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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