



Brown & Brand



Seymour Road
Hadleigh, SS7 2HB

- Well-presented three-bedroom home in a convenient location close to Hadleigh town centre
- Conservatory providing additional living space with garden views
- Modern three-piece bathroom suite finished to a good standard
- 100ft West facing garden

£375,000





Property Description

A well-presented three-bedroom home conveniently located close to Hadleigh town centre and local schools. The property offers a bright and welcoming lounge to the front, along with a spacious kitchen/diner to the rear that opens into a conservatory, providing additional living space and views over the garden.

Upstairs comprises three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the home benefits from an impressive approximately 100ft rear garden ideal for family use, entertaining or outdoor relaxation.





ACCOMMODATION COMPRISES

Accessed via a hardwood front door with obscure stained-glass side panelling leading into:

ENTRANCE HALL

13' 9" x 5' 1" (4.19m x 1.55m) Stairs rising to the first floor with a storage cupboard beneath housing the boiler, additional storage space, radiator, laminate flooring and a smooth plaster ceiling with inset spotlights. A further cupboard houses the electric meter.

DINING AREA

12' 10" x 8' (3.91m x 2.44m) Laminate flooring, radiator and ceiling spotlights. Open-plan access via an archway to:

KITCHEN

8' 9" x 5' 5" (2.67m x 1.65m) Fitted with a range of base and wall units with laminate work surfaces over incorporating a one-and-a-half bowl stainless steel sink with drainer. Electric oven with gas hob and extractor hood above, tiled splashback, space for a dishwasher, laminate flooring and a window to the rear.

LOUNGE

11' 9" x 11' 10" (3.58m x 3.61m) Double glazed window to the front, radiator, smooth plastered ceiling with inset spotlights and coving.

CONSERVATORY

15' 4" x 9' (4.67m x 2.74m) Double glazed French doors leading to the rear garden, additional double glazed windows, space and plumbing for a washing machine, laminate flooring and apex roof.



FIRST FLOOR ACCOMMODATION

LANDING

Obscure double glazed window to the side. Fitted carpet

BEDROOM ONE

12' x 10' 8" (3.66m x 3.25m) Double glazed window to the rear, fitted carpet, radiator, smooth plastered ceiling with coving and inset spotlights, loft access.

BEDROOM TWO

11' 9" x 11' 4" (3.58m x 3.45m) Double glazed window to the front, fitted carpet, radiator, smooth plaster ceiling with coving and inset spotlights.

BEDROOM THREE

7' 9" x 5' 4" (2.36m x 1.63m) Double glazed window to the front, fitted carpet, radiator, smooth plaster ceiling with inset spotlights.

BATHROOM

Modern three-piece suite comprising a P-shaped bath with shower attachment, WC, and vanity sink unit with mixer tap. Tiled flooring and walls, heated towel rail, smooth plaster ceiling with inset spotlights, obscure double glazed window to the rear, and glass block side window.





REAR GARDEN

A standout feature of the home is the impressive west-facing rear garden, extending to approximately 100 ft in length (un-measured). Generous and beautifully proportioned, it is predominantly laid to lawn-perfect for families, entertaining, or simply enjoying the afternoon and evening sun. A concrete pathway leads through the garden to a charming summer house, while additional benefits include an outside tap and convenient gated side access.

PARKING

Driveway providing off-road parking with an electric vehicle charging point.



GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)		
13 Seymour Road BENFLEET SS7 2JH	Energy rating D	Valid until: 6 July 2035
		Certificate number: 8277-3952-5283-6445-3204
Property type	Semi-detached house	
Total floor area	79 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 C.

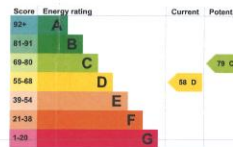
[See how to improve this property's energy efficiency.](#)

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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