



**Church Road, Hadleigh, Benfleet, Essex, SS7 2HA**

**3 bedroom semi-detached house / Guide Price £375,000 - £400,000 / t. 01702 555888**

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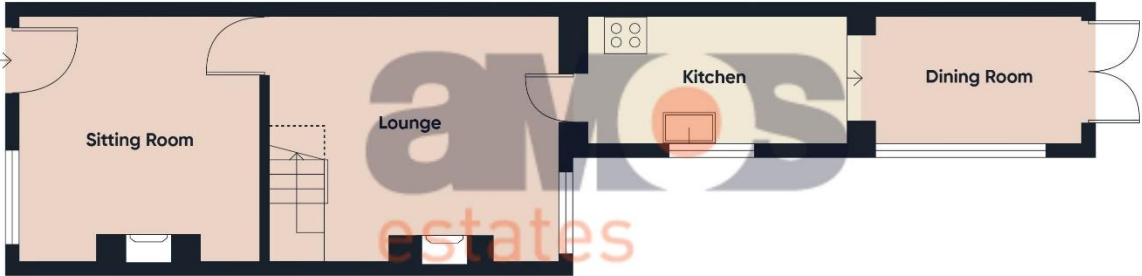
Boasting modern trends whilst retaining plenty of charm and character is this deceptively spacious **three bedroom** family home situated in the heart of Hadleigh. Clearly the subject of much improvement and expense by the current owners, this beautiful property offers three versatile reception rooms, a luxury fitted kitchen, modern shower room and separate WC together with a south facing rear garden measuring approximately 125ft in depth and off street parking to front. We are advised in the last five years a new kitchen, new bathroom, new combi boiler, new doors and windows, new flooring, new electrics (consumer unit), repainted exterior of home, added roof insulation (loft including a section boarded) and plastered interior walls have all been finished/completed.

Situated in this popular and convenient location, a short distance from local woodland, parks, Hadleigh Castle and Hadleigh Town Centre with its array of shops, cafes and supermarkets whilst also having excellent local schools nearby, the property being within the Hadleigh Infant and Junior school catchments. Leigh mainline station with direct links into London Fenchurch Street is also within easy reach. Viewings advised.

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Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

798 ft<sup>2</sup>  
74.2 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



## Highlights

- \ **Character Three Bedroom Semi Detached Family Home**
- \ **Beautifully Presented Throughout**
- \ **South Facing Rear Garden Measuring Approx. 125ft**
- \ **Three Versatile Reception Rooms**
- \ **Luxury Kitchen Fitted Within The Last Five Years**
- \ **Modern Shower Room & Separate W.C Fitted Within The Last Five Years**
- \ **Off Street Parking**
- \ **Oozing Charm & Character**
- \ **New Consumer Unit Installed Within The Last Five Years**
- \ **Upvc Double Glazing Throughout Fitted Within The Last Five Years**
- \ **Gas Central Heating Via Combination Boiler Fitted Within The Last Five Years**
- \ **New Flooring Installed Within The Last Five Years**
- \ **Exterior Painted Within The Last Five Years**
- \ **Convenient Location**
- \ **Walking Distance To Hadleigh Town**
- \ **Close To Woodland**
- \ **Easy Reach Of Bus Routes & Leigh Station**
- \ **Hadleigh Infant & Junior School Catchment**





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UPVC double glazed entrance door opening to sitting room.

### **Sitting Room 11'4 x 11' \**

UPVC double glazed sash style window to front, wood effect flooring, radiator, power points, smooth plastered ceiling, feature tiled fireplace, door to lounge.

### **Lounge 13'5 x 11'4 \**

UPVC double glazed window to rear, wood effect flooring, two radiators, power points, stairs with timber balustrade leading to first floor accommodation, smooth plastered ceiling, TV point, feature tiled fireplace, door leading to kitchen.

### **Kitchen 12'2 x 6'5 \**

A stunning fitted kitchen comprising ceramic sink and drainer unit with Bosch chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring electric hob above and chimney style extractor over, space and plumbing for a washing machine, tumble dryer, fridge, freezer and dish washer, wall mounted Vaillant combination boiler, attractive tiled splashbacks, wood effect flooring, smooth plastered ceiling, power points, integrated wine chiller, open plan to dining room.

### **Dining Room 9'9 x 6'7 \**

Wood effect flooring, radiator, power points, UPVC double glazed window to side, further UPVC French doors leading to rear garden.

### **Landing \**

Fitted carpet, radiator, smooth plastered ceiling, power points, loft access hatch, doors to accommodation off.









**Bedroom One 12'6 x 11' \**

UPVC double glazed sash style windows to front, fitted carpet, radiator, power point, smooth plastered ceiling.

**Bedroom Two 10'2 x 8'3 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling, storage cupboard.

**Bedroom Three 9'10 x 6'7 \**

UPVC double glazed window to rear, fitted carpet, power points, smooth plastered ceiling, radiator.

**Shower Room 9'2 x 3'4 \**

Luxury two piece suite comprising shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, smooth plastered ceiling with inset spotlights, vinyl flooring, UPVC obscure double glazed window to side, separate WC.

**WC \**

Push button WC, smooth plastered ceiling, UPVC obscure double glazed window to side, vinyl flooring.

**Rear Garden \**

The property benefits from a south facing rear garden measuring approximately 125ft in depth. Commencing with patio providing outside seating facility whilst the remainder is mainly laid to established lawn, pathway to far rear, summer house, timber shed, further patio areas, fencing to borders, outside lighting, outside tap, side access to front via timber gate (the neighbouring terraced houses also have a right of way through the alleyway.)

**Front Garden \**

Driveway providing off street parking.





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