



Brown & Brand



Daws Heath Road
Hadleigh, SS7 2NL

£325,000

- Impressive rear garden with potential to extend, add a summer house or home office (STPP)
- Driveway providing off-road parking for 1–2 vehicles
- Three-bedroom semi-detached bungalow in the sought-after Daws Heath area
- Fantastic opportunity to update and personalise to your own taste





Property Description

Brown & Brand are delighted to present this three-bedroom semi-detached bungalow, ideally positioned in the sought-after heart of Daws Heath. Offering fantastic potential throughout, this property would benefit from modernisation but provides an excellent opportunity to create a wonderful family home or an ideal purchase for first-time buyers looking to put their own stamp on a property.

The bungalow boasts a generous rear garden, offering exciting potential for an extension, summer house or home office (subject to the necessary planning permissions). Inside, you'll find three bedrooms and a spacious living room kitchen and three piece shower room.

Perfectly located, the property is just a 15-minute walk from Hadleigh's vibrant town centre, with its excellent range of shops, cafés and local amenities, while also benefiting from convenient access to nearby bus routes, making it ideal for commuters and families alike.

With its desirable location, generous plot and endless potential, this is a fantastic opportunity not to be missed.





ACCOMMODATION COMPRISES

The property is accessed via a side entrance door, which opens into the entrance hallway.

ENTRANCE HALL

Welcoming entrance hallway with laminate wood flooring, a smooth plastered ceiling, thermostat, and doors providing access to all rooms. Access to the loft, which houses the combi boiler installed this year.

BEDROOM ONE

8' 7" x 9' 5" (2.62m x 2.87m) Double glazed window to the front aspect, radiator below, laminate wood flooring, and a smooth plastered ceiling.

BEDROOM TWO

6' 8" x 11' (2.03m x 3.35m) A double bedroom with laminate wood flooring, a smooth plastered ceiling, radiator, and door leading through to

BEDROOM THREE

11' 8" x 6' 7" (3.56m x 2.01m) Double bedroom with a large double glazed window to the front aspect, laminate wood flooring, and a smooth plastered ceiling

BATHROOM

Panelled bath with electric shower and handheld shower attachment. Opaque double glazed window to the side. Pedestal wash hand basin with mixer tap. Low level WC. Lino flooring. Fully tiled walls. Smooth plastered ceiling. Ladder-style towel rail/radiator.

KITCHEN

8' 3" x 9' 4" (2.51m x 2.84m) Fitted kitchen with lino flooring, double glazed window to the rear overlooking the garden, and an inset one-and-a-half bowl stainless steel sink with drainer. A range of wood-effect base and eye-level units with roll-edge work surfaces providing ample storage. There is space and plumbing for a washing machine, space for a freestanding fridge/freezer, and space for a freestanding cooker. Half-tiled walls and a smooth plastered ceiling complete the room. A built-in cupboard houses the electric and gas meters, as well as the fuse board.

LOUNGE

16' 3" x 10' 8" (4.95m x 3.25m) Carpeted flooring. Double glazed French doors open onto the generous rear garden, allowing plenty of natural light to fill the room. Smooth plastered ceiling. A bright and spacious family room.

REAR GARDEN

A fantastic-sized rear garden offering excellent outdoor space. A paved patio to immediate fore with the remainder mainly laid to lawn and complemented by established shrub borders. The generous plot offers exciting potential for a summer house, home office or extension (subject to the necessary planning permissions). Convenient side access leads directly to the garage.





GARAGE

17' 2" x 7' 6" (5.23m x 2.29m) Brick built garage with polycarbonate roof with up and over garage door.

FRONT GARDEN/PARKING

A driveway providing off-road parking for one to two vehicles leads to a useful carport with a durable polycarbonate roof, offering excellent additional storage or covered parking. The carport also provides direct access to the garage, which offers further storage space.

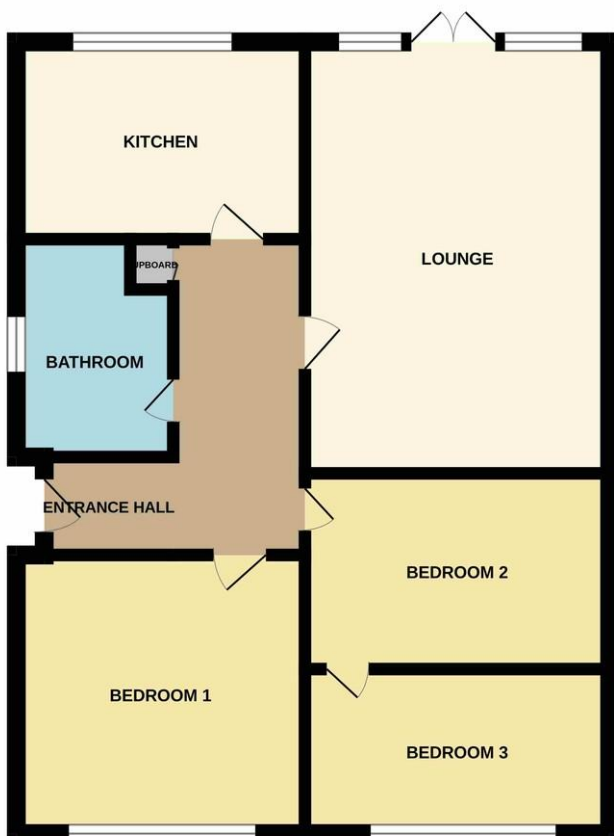
MATERIAL INFORMATION

Please note this property is leasehold.

Lease Remaining - 133 years

Ground Rent - £11 per annum

GROUND FLOOR



Energy performance certificate (EPC)

528 Daws Heath Road BENFLEET SS7 2NL	Energy rating D	Valid until: 3 August 2026 Certificate number: 0310-2774-0680-2006-3505
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Property type: Semi-detached bungalow
Total floor area: 57 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

