



STUART THOMAS  
ESTATES



- LARGE SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO HADLEIGH TOWN CENTRE
- TWO DOUBLE BEDROOMS

## 48 Arcadian Gardens, Hadleigh, Benfleet, Essex SS7 2RP

£525,000

Come and see this DETACHED CHARACTER BUNGALOW with a Large South Facing rear garden. With plenty of CHARACTER you enter via Double Doors to the IMPRESSIVE ENTRANCE HALL. There are TWO DOUBLE BEDROOMS, SPACIOUS LOUNGE, SEPARATE DINING ROOM, FITTED KITCHEN, Bathroom and Separate WC along with a CONSERVATORY.



## Property Description

### ENTRANCE HALL

Twin doors with stained glass lead light panels leads to the impressive entrance hall. Picture rail. Dado rail. Radiator. Large built in storage cupboards one housing the hot water cylinder. Access to the loft.

### LOUNGE

This attractive room has a double glazed bay window to the front aspect with a curved radiator below. Picture and dado rail. Feature fireplace with a gas fire. Arched display recess.

### DINING ROOM

This good size room has a part glazed door and adjacent lead light windows leading to the conservatory. Double radiator. Picture rail. Built in storage cupboard. Feature fireplace.

### KITCHEN

Fitted with a range of oak units at eye and base level with tiled work surfaces over. Ceramic hob with an extractor cooker hood over. AEG double oven in a housing unit. Space and plumbing for a concealed washing machine. Double glazed lead light window to the rear. One and a half bowl single drainer sink unit with a mixer tap over. Breakfast bar. Double glazed door with a glazed panel leads to the rear garden. Cupboard housing space for a fridge or freezer. Integrated fridge.

### CONSERVATORY

Off the dining room with twin french doors giving direct access to the South Facing rear garden. Double radiator. Two wall light points. Double glazed windows. Tiled floor.





#### BEDROOM ONE

Lead light double glazed bay window to the front aspect with a curved radiator below. Picture rail. Built in wardrobes to recesses. Two wall light points.

#### BEDROOM TWO

Double glazed lead light window to the rear. Double radiator. Built in wardrobe cupboards. Picture rail.

#### WC

Low level WC with a concealed cistern. Obscure lead light double glazed window to the side. Radiator. Half tiled to visible walls and a tiled floor.

#### BATHROOM

With a 3 piece coloured suite comprising a vanity hand wash basin set into a tiled surround with cupboards under. Panelled bath with a mixer tap and a separate shower cubicle. Obscure lead light double glazed window to the side. Radiator. Fully tiled to all visible walls.

#### GARAGE

Approached via a shared driveway with an up and over door. Lighting and power. Inspection pit. Personal door to the side.

#### REAR GARDEN

This good size SOUTH/ SOUTH WEST FACING rear garden is mainly laid to lawn with established shrubs. Garden shed and greenhouse. Pond with running water. Wrought iron gate gives access to the front of the property.



Approx Gross Internal Area  
96 sq m / 1029 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band D

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