



- FOUR BEDROOMS
- GARAGE
- CENTRAL HADLEIGH LOCATION
- LARGE LOUNGE DINER

35 Templewood Court, Hadleigh, Essex, SS7 2RQ

**£315,000

Central Hadleigh Location Four Bedrooms and a Garage. Be quick to see what this lovely bright family home has to offer. On this private estate conveniently located for local schools and Hadleigh Town Centre here is a property not to be missed!

Guide Price £315,000

£325,000**



Property Description

DESCRIPTION

£315,000 - £325,000

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ENTRANCE LOBBY

Double glazed entrance door and adjacent window leads to the entrance lobby. Wood effect flooring. Door leads to the Lounge Diner.

LOUNGE/DINER

This good size room has two sets of double glazed patio doors leading to the beautiful rear garden. Stairs lead to the first floor with a cupboard under. Full depth double glazed window to the front. Three radiators. Feature fireplace.

KITCHEN

Fitted with a range of units at eye and base level with ample work surfaces. Single drainer one and a half bowl sink unit with a mixer tap over. Space and plumbing for a washing machine and tumble dryer. Wall mounted gas fired central heating boiler. Double glazed window to the front.

LANDING

Cupboard housing the hot water cylinder and cold water tank.

BEDROOM ONE

Double glazed window to the rear. Radiator. Built in wardrobe cupboard.





BEDROOM TWO

Double glazed window to the front. Radiator, coving.

BEDROOM THREE

Double glazed window to the front. Built in wardrobe cupboard. Radiator.

BEDROOM FOUR

Double glazed window to the rear. Built in storage cupboard.

BATHROOM

3 piece white suite comprising a low level wc vanity hand wash basin with cupboards under and a panelled bath with a mixer tap. Independent electric shower and screen. Double glazed obscure window to the front. Inset ceiling spotlights. Heated towel rail. Fully tiled to all visible walls.

REAR GARDEN

This beautiful well stocked 'L' shaped rear garden has a gate allowing access to the communal access at the rear. The garden is laid to lawn with screen fencing. Garden shed.

GARAGE

In a block nearby.

GENERAL

Tenure Share of the Freehold

Lease is 999 years from 1963

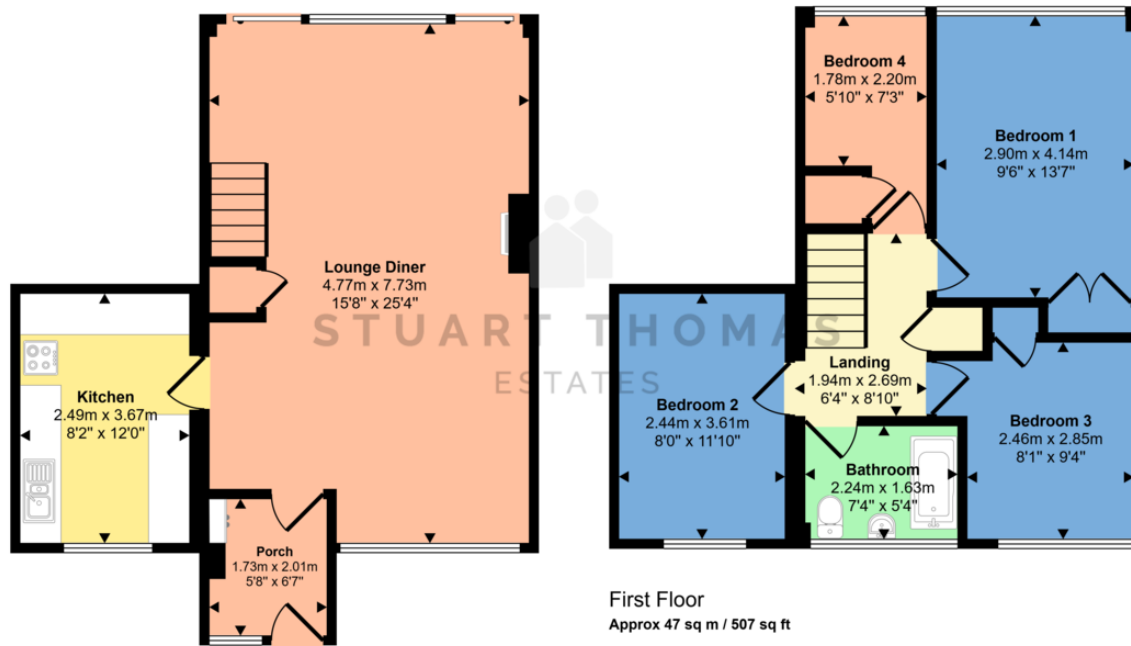
Service charge £96 per month

Castle Point Borough Council

Council Tax Band B



Approx Gross Internal Area
96 sq m / 1036 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		

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