



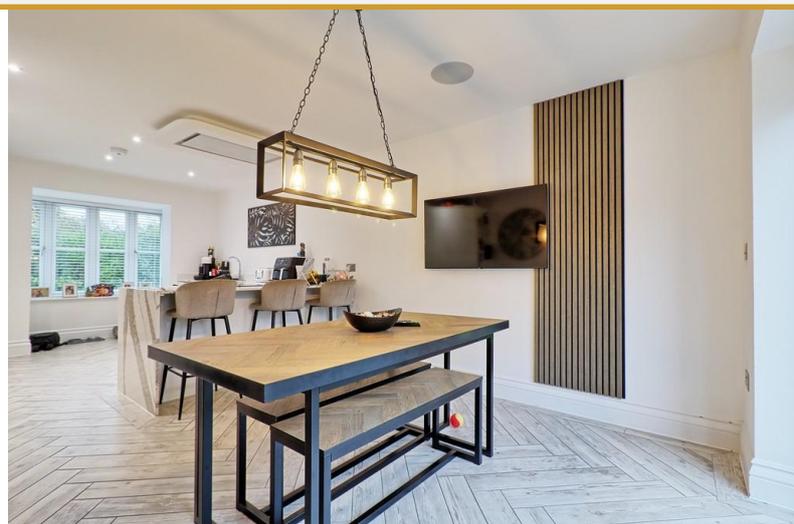
Brown & Brand



Daws Heath Road
Daws Heath, Benfleet, SS7 2UD

- 5 year old executive 4 bed detached house in sought after Daws Heath close to woodland.
- Luxury dual aspect kitchen/diner with bifold doors and numerous appliances
- Bright lounge with bifold doors to rear
- Tiled cloakroom, utility room& office/study

Offer In Excess Of £650,000





Nestled in the highly sought-after area of Daws Heath and set against the backdrop of beautiful woodlands, this meticulously maintained, five-year-old detached executive home offers a perfect blend of luxury and comfort. From the moment you step into the elegant tiled entrance hall, you're greeted by a showstopping walnut and glass staircase that leads to the first floor, setting the tone for the high-end features throughout. The ground floor includes a convenient cloakroom and a bright lounge featuring a bay window and bifold doors that open seamlessly to the rear garden & study/office. The expansive, dual-aspect kitchen and dining area is a true chef's delight, equipped with top-of-the-line integrated appliances and its own adjoining utility room, providing both style and functionality. Bifold doors from the kitchen open directly to the rear, creating an indoor-outdoor flow that's perfect for entertaining.



Upstairs, you'll find four generously sized bedrooms, including a master suite with a private ensuite shower room. An additional four-piece family bathroom caters to the rest of the household, combining both convenience and sophistication. Outside, the west-facing, unoverlooked garden is designed with low maintenance in mind, offering a serene retreat for relaxation. The detached, double-length garage has been partially converted into a stunning garden bar room, with ample storage retained at the front. A block-paved driveway provides parking for at least two vehicles. Additional features include underfloor heating on the ground floor, radiator heating upstairs, UPVC double glazing, and the balance of the building warranty. This property is ready to welcome you home - schedule your viewing today to experience the quality and lifestyle on offer



ACCOMMODATION:

Approached via a composite entrance door with insert double glazed frosted glass panel giving access through to:

ENTRANCE HALLWAY:

Tiled floor with underfloor heating. Carpeted stairs to first floor accommodation with Walnut hand rail and glass balustrade with built in under stairs storage cupboard housing meters and valves for under floor heating to ground floor. Wall mounted alarm system. Deanta Walnut interior doors providing access to all ground floor accommodation. Flat plastered ceiling. Wood panelling to waist height.

GROUND FLOOR WC:

Fitted in a modern 2pce suite comprising close coupled WC and vanity wash hand basin. Porcelanosa tiling to floor with under floor heating. Porcelanosa tiling to all walls. Wall mounted vanity mirror with LED lighting. Flat plastered ceiling with inset spotlights and extractor fan.

LIVING ROOM:

15' 5" x 12' 1" (4.7m x 3.68m) A bright room featuring UPVC double glazed bay window to front with window seat and storage under and matching bi-fold doors to rear and garden. Fitted carpet with under floor heating. Flat plastered ceiling. Paneled wall with concealed door leading to study/office.



STUDY/OFFICE

7' 5" x 6' 8" (2.26m x 2.03m) Wood effect herringbone floor with underfloor heating. Feature paneling to one wall. UPVC double glazed bay window to front with window seat & storage under. Flat plastered ceiling with spotlights. Door to store cupboard.

STORE CUPBOARD

Flat plastered ceiling with spotlights. Wood effect herringbone floor with underfloor heating.



KITCHEN/DINING ROOM:

21' 8" x 11' 9" (6.6m x 3.58m) A superb dual aspect room featuring UPVC double glazed bay window to front and UPVC double glazed bi-fold doors onto west facing rear garden. The kitchen area is extensively fitted in designer high gloss units offering soft close cupboard and drawer packs to both ground and eye level. American Cumbrian granite worktops over with under mount one and a half bowl sink unit with Quooker boiler hot water tap. Integrated Neff appliances incorporating induction hob with extractor hood over, dishwasher, fridge and freezer, double oven and microwave and grill. Porcelonosa tiled flooring with under floor heating to both the kitchen and dining area. Flat plastered ceiling with inset spot lights and speakers for Sonos Music system. Deanta walnut interior door giving access through to:

UTILITY ROOM:

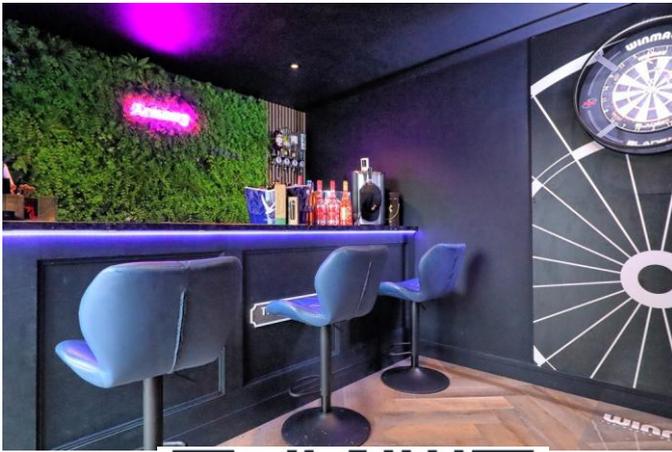
7' 0" x 5' 10" (2.13m x 1.78m) Fitted in matching kitchen units with American Cumbrian granite worktops over. Stainless steel under mount sink with taps over. Space and plumbing for washing machine and tumble dryer. Porcelonosa tiled flooring with under floor heating. Flat plastered ceiling with inset spot lighting and extractor fan. Concealed boiler serving domestic hot water and central heating systems. UPVC double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:

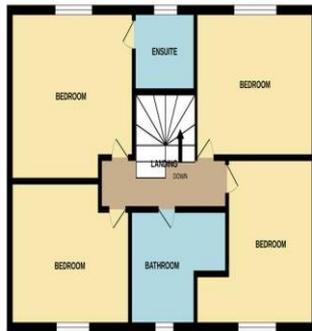
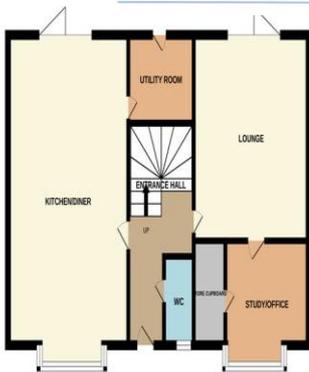
LANDING:

Fitted carpet. Deanta walnut interior doors providing access to remaining accommodation. Flat plastered ceiling with inset spot lights. Loft access.





Energy performance certificate (EPC)																		
416, Deans Heath Road BROWNLEIGH SS7 2UD	Energy rating B	Valid until: 14 July 2030																
	Property type Detached house	Certificate number: 8868-8957-8212-3597-1303																
Total floor area	128 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-properties-minimum-energy-efficiency-standard-landlord-guidance).																		
Energy rating and score																		
This property's energy rating is B. It has the potential to be B.		The graph shows this property's current and potential energy rating.																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better their rating and score, the lower their energy bills are likely to be.																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr><td>92-100</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>49-54</td><td>E</td></tr> <tr><td>44-48</td><td>F</td></tr> <tr><td>35-43</td><td>G</td></tr> </tbody> </table>		Score	Energy rating	92-100	A	81-91	B	69-80	C	55-68	D	49-54	E	44-48	F	35-43	G	For properties in England and Wales: the average energy rating is D the average energy score is 60
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metreplan CAD205

BEDROOM:

12' 8" x 11' 5" (3.86m x 3.48m) Carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling. Deanta walnut internal door providing access through to:

EN-SUITE

Fitted in a modern three piece suite comprising self contained walk in shower cubicle with plumbed in twin head shower and glass screen, vanity wash hand basin and close coupled WC with concealed cistern. Porcelonosa tiling to flooring and all walls. Stainless steel heated towel rail. Wall mounted vanity mirror with led lighting. Flat plastered ceiling with extractor fan. Obscure UPVC double glazed window to rear.

BEDROOM:

11' 10" x 10' 8" (3.61m x 3.25m) Carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling.

BEDROOM:

11' 10" x 10' 9" (3.61m x 3.28m) Carpet. Radiator. UPVC double glazed window to front. Flat plastered ceiling.

BEDROOM:

11' 5" x 8' 9" (3.48m x 2.67m) Carpet. Radiator. UPVC double glazed window to front. Flat plastered ceiling.

BATHROOM:

Fitted in a luxury 4pce suite comprising close coupled WC with concealed cistern, vanity wash hand basin, panelled bath and self contained shower cubicle. Porcelonosa tiling to flooring and all walls. Wall mounted stainless steel heated towel rail. Wall mounted vanity mirror with led lighting. Flat plastered ceiling with extractor fan. Obscure UPVC double glazed window to front.

EXTERNALLY:

PARKING:

Parking is provided via an independent block paved driveway providing off road parking. This in turn leads to a larger than average pitched roof detached garage.

REAR GARDEN:

West facing rear garden which is landscaped with astro turf with patio area to the immediate fore. Sleeper flower beds with planting. External tap. External lighting. Gated side access. Composite decking area. Privily fencing.

DETACHED SINGLE GARAGE:

Larger than average pitched roof detached garage.. Has been partially converted to a superb garden/bar room with power and lighting and UPVC bifold doors to garden. Second UPVC doors to remaining storage to front with power and light and remote controlled electric roller door.