



Brown & Brand



The Avenue
Hadleigh, Benfleet, SS7 2HG

- Beautifully extended three-bedroom family home
- Stunning L-shaped kitchen/dining area with high-end finishes
- Perfect blend of period character and modern style
- Prime central Hadleigh location – close to schools, shops & town centre

£424,000





Property Description

Full of warmth, charm, and modern comfort, this beautifully extended three-bedroom family home perfectly blends character features with contemporary style. Tucked away in a central Hadleigh location, you'll find everything you need close by - from local schools and shops to the welcoming bustle of the town centre. Step inside and you're greeted by a spacious entrance hall that sets the tone for the rest of the home. The generous lounge, complete with a feature fireplace and bay window, is the perfect place to unwind, while the stunning L-shaped kitchen and dining area forms the true heart of the home. With high-end finishes, integrated appliances, and French doors opening to the garden, it's made for family living and easy entertaining. Upstairs, three bright and airy bedrooms which offer plenty of space for everyone, served by a beautifully updated, fully tiled family bathroom. Outside, the landscaped rear garden has been designed for low-maintenance enjoyment, featuring an attractive layout and a covered side walkway that's both practical and stylish. With off-street parking, upgraded double glazing, and a modern boiler, this home is ready to move straight into and start making memories. A perfect balance of classic character and contemporary living - this is a home you'll fall in love with from the moment you step through the door.





ACCOMMODATION

Approached via half glazed panelled entrance door with double glazed side panel giving access through to

ENTRANCE HALL

Wood effect flooring. Radiator. Stairs to first floor landing with fitted carpet and spindle balustrade with storage under. Built-in cupboards housing metres etc. Flat plastered ceiling with coving. Wall mounted heating thermostat control. Oak panel doors to other rooms. Open archway to kitchen.



CLOAKROOM

Fitted in a white two-piece suite comprising wash hand basin with vanity unit and WC with concealed system. Tiled floor. Tiled walls. Window to side. Stainless steel towel rail/radiator.

LOUNGE

27' 6" x 11' 6" (8.38m x 3.51m) Carpet. Two radiators. Double glazed bay window to front. Flat plastered ceiling with coving. Two chimney breasts one with inset gas fire with surround and hearth. Three-quarter glazed double doors giving access to dining room and kitchen.



L-SHAPED KITCHEN/ DINER

18' 5" x 17' 2 (max measurement) (5.61 m x 5.23m) Fitted in high gloss modern units offering extensive cupboards and drawers to ground and eyelevel with contrasting worktops over, matching island and breakfast bar. One & half bowl single drainer Black Granite Composite sink unit with mixer taps. Integrated Bosch double oven and grill with matching induction hob and extractor hood. Integrated dishwasher. Integrated washing machine. Integrated fridge and freezer. Radiator. Wood effect flooring. Double glazed window to rear with matching door to side. Coloured glass splashback. Flat plastered ceiling with coving and spotlights. Concealed upgraded boiler serving domestic and hot water systems double glazed French doors to garden. Two radiators.





FIRST FLOOR LANDING

Carpet. Wooden balustrade. Obscure double-glazed window to side. Flat plastered ceiling with coving. Access to loft. Oak doors to all rooms.

BEDROOM ONE

12' 1" x 9' 4" (3.68m x 2.84m) Carpet. Radiator. Double glazed window to front. Mirror fronted sliding door wardrobes to one wall. Flat plastered ceiling.



BEDROOM TWO

11' 8" x 8' 3" (3.56m x 2.51m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling with coving. Mirror and glass fronted sliding door wardrobes to one wall.

BEDROOM THREE

8' 5" x 6' 8" (2.57m x 2.03m) Carpet. Radiator. Double glaze window to rear. Coved ceiling.



BATHROOM

Fitted in a modern three-piece suite comprising panelled bath with plumbed in shower and glass screen, wash hand basin and WC inset to vanity unit with worktop. Tiled floor and walls. Stainless steel towel rail/radiator. Obscure double-glazed window to front. Flat plastered ceiling with spotlights and extractor.

EXTERNALLY

REAR GARDEN

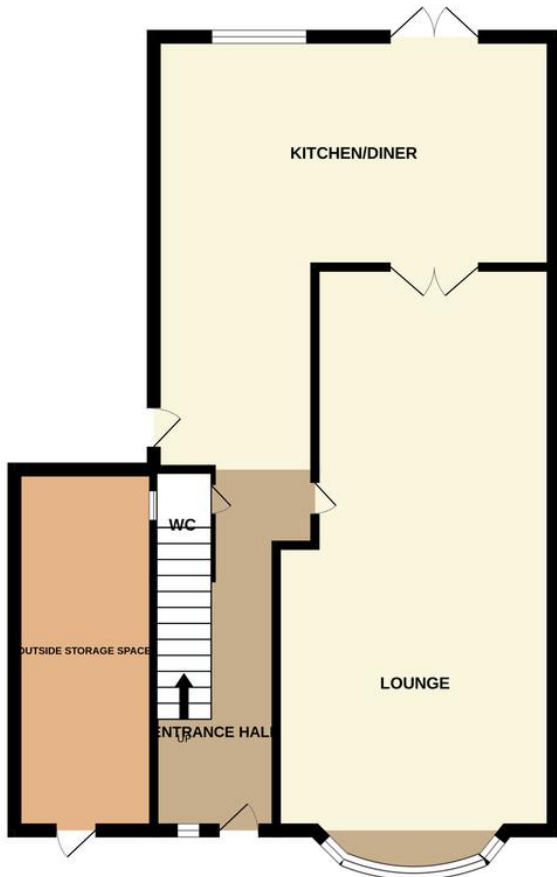
Landscape in a low maintenance design with block paving, Astro Turf and additional paved terrace area to rear with boundary sleeper walls. Privacy fencing. Wooden shed with power and lighting. Wide gated side access with roofing over ideal for bike and secure storage.

PARKING

Via block paved frontage with retaining wall and fencing for two vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Energy performance certificate (EPC)

85 The Avenue SOMFLEET SS7 2HG	Energy rating E	Valid until: 19 October 2035
		Certificate number: 2935-1725-2509-0083-5296

Property type: Semi-detached house
Total floor area: 96 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 E. 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

The graph shows a vertical scale of energy ratings from A (top, green) to G (bottom, red). The current rating 'E' is marked with a red arrow pointing to the 'E' level. The potential rating 'C' is marked with a green arrow pointing to the 'C' level. The score '84 E' is shown next to the current rating, and '72 C' is shown next to the potential rating.

