



Brown & Brand



Temple Close
Hadleigh, SS7 2HR

- Two Bedroom Semi Detached Bungalow
- No On ward Chain
- Walking Distance Of Local Amenities & Public Transport Links
- Quiet Cul-De-Sac Location

Guide Price £400,000 to £425,000





Property Description

Guide Price - £400,000 - £425,000

Situated in an exceptionally quiet, tree-lined cul-de-sac, this surprisingly spacious and extended semi-detached bungalow offers well-planned and versatile accommodation.

The property comprises an entrance porch leading into a welcoming reception hall, two bedrooms, a two-piece shower room, and a separate two-piece cloakroom. The generous lounge features patio doors that open into a large sun lounge/conservatory, creating an ideal space for relaxing or entertaining.

The kitchen/breakfast room provides ample space for dining and flows through to an additional office or dining room, offering flexibility to suit a variety of needs.

Externally, the property boasts a west-facing, unoverlooked rear garden, complete with garden shed, a covered side passage, and a workshop. To the front, there is off-street parking for two vehicles.

Further benefits include gas central heating (newly installed boiler November 2025), double glazing, and the advantage of being offered with no onward chain. Early viewing is highly recommended.





ACCOMMODATION

Approached via a UPVC double-glazed entrance porch with Correx roofing, the property features an obscure-glazed entrance door flanked by decorative leadlight side panels, providing access through to the entrance hallway.

ENTRANCE HALLWAY

The reception hall is fitted with carpet and a radiator, and provides access to the loft. A double-glazed leadlight window to the side allows natural light to filter in. The hall also benefits from built-in storage cupboards, and doors lead off to the other rooms.

BEDROOM ONE

14' 1" x 11' 5" (4.29m x 3.48m) Features a large double-glazed leadlight bay window to the front, filling the room with natural light. It is fitted with carpet, radiator and a textured ceiling with pendant lighting.



BEDROOM TWO

8' 9" x 7' 11" (2.67m x 2.41m) Features a double-glazed window to the side, wood laminate flooring and a radiator. A textured ceiling with pendant lighting completes the room.

SHOWER ROOM

The shower room is fitted with a two-piece suite, comprising a shower cubicle with screen and plumbed-in shower, and a wash hand basin inset into a vanity unit with rolled-edge worktop. The room features tiled-effect flooring, tiled walls, a radiator, and an obscure double-glazed window to the side, providing privacy.

SEPARATE W/C

The cloakroom is fitted with a two-piece suite, comprising a low-flush WC and a wash hand basin. It features wood laminate flooring, a smooth ceiling with coving, and an obscure double-glazed window to the side.



LOUNGE

18' 8" x 11' 4" (5.69m x 3.45m) Featuring a double-glazed leadlight window to the front and double-glazed sliding patio doors opening into the conservatory. The room is fitted with carpet and a radiator, and is centred around a chimney breast with a feature fireplace inset with a coal-effect gas fire. A textured ceiling with coving, pendant lighting and wall lights complete the room.

KITCHEN/BREAKFAST ROOM

13' 4" x 10' 11" (4.06m x 3.33m) The kitchen/breakfast room is fitted with a range of cupboards and drawers at both base and eye level, finished with light wood trim and complemented by contrasting rolled-edge work surfaces. It incorporates an inset stainless steel sink unit with mixer tap, and a cupboard housing a recently fitted combination boiler.

Freestanding gas cooker with a stainless steel extractor hood over, along with space and plumbing for a washing machine. The room features wood-effect laminate flooring, tiled splashbacks, a radiator, and an obscure double-glazed window to the side.

A double-glazed door provides access to the sun lounge/conservatory, with an archway leading through to the dining area/office. The kitchen also benefits from a walk-in larder cupboard, offering excellent additional storage.

OFFICE/DINING AREA

11' 11" x 10' (3.63m x 3.05m) This L-shaped room offers a versatile layout, fitted with carpet and a radiator. It benefits from double-glazed windows to the rear and side, allowing for ample natural light. A textured ceiling with pendant lighting completes the space, making it ideal for use as a dining room, office, or additional reception area.





CONSERVATORY

17' 1" x 8' 2" (5.21m x 2.49m) The sun lounge/conservatory features double-glazed windows to the rear with an inset door providing direct access to the garden. It has a Correx roof and a natural brick finish to one end, creating a bright and durable space.

EXTERNALLY

REAR GARDEN

The property benefits from a west-facing rear garden, approximately 50' x 40' (unmeasured), which is mainly laid to lawn and enclosed with privacy fencing. A paved patio area sits immediately outside the property, with a central path providing access through the garden.

There is side access with Perspex roofing, offering additional covered storage or workshop space, along with a garden shed. A further glazed door leads into a workshop attached to the side of the property, which features personal doors to the front and rear and is supplied with power and lighting, making it ideal for practical use or hobby space.

FRONT GARDEN/PARKING

Parking is provided via a concrete driveway with a dropped kerb, offering off-street parking for two vehicles. The front garden features flower beds and shrub borders, with a central pathway, retaining wall, and gate, creating an attractive and welcoming entrance to the property.



GROUND FLOOR



Energy performance certificate (EPC)

3 Temple Close BENFLEET SS7 2HR	Energy rating D	Valid until: 24 March 2036 Certificate number: 7336-5327-9609-0955-0222
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Property type: Semi-detached bungalow
Total floor area: 90 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>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

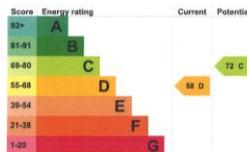
[See how to improve this property's energy efficiency.](#)

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



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