

Brown & Brand

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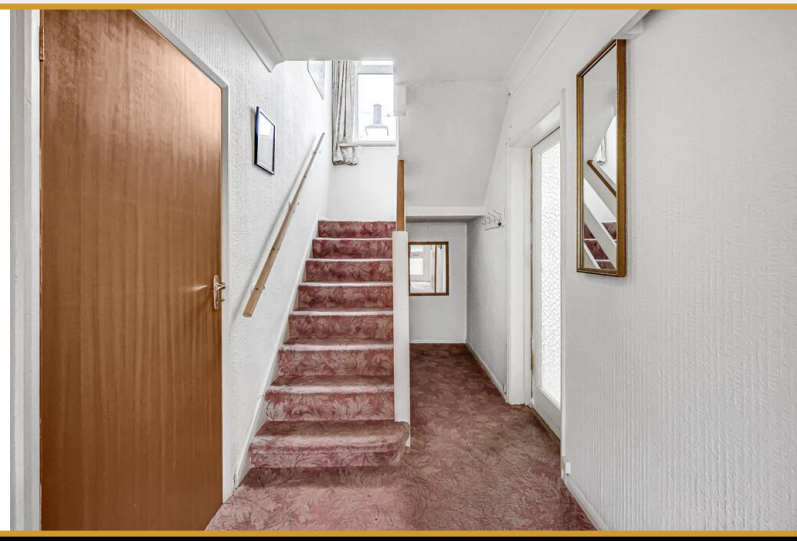
Broughton Road

Hadleigh, SS7 2HD

- Three Bedroom Detached Chalet/Bungalow
- No Onward Chain
- Situated On A Large Corner Plot
- Spacious Lounge/Dining Area

£450,000









We are pleased to present to the market, with NO ONWARD CHAIN, this well-maintained three-bedroom detached chalet bungalow, occupying a generous corner plot in the highly sought-after location of Broughton Road, Hadleigh.

Offering deceptively spacious accommodation throughout, this attractive home comprises a generous reception room, kitchen/breakfast room and ground floor cloakroom. There is also an additional reception room, which could be utilised as a third bedroom or alternatively as a home office, offering flexibility to suit individual needs. To the first floor, there are two well-proportioned double bedrooms and a good-sized three-piece bathroom.



Externally, the property occupies a generous corner plot, enjoying well-maintained gardens to both the front and rear. The front garden is complemented by off-road parking, together with a garage, providing additional storage and convenience.

Ideally situated within easy reach of Hadleigh Castle, local woodlands and Hadleigh town centre, the property is also conveniently positioned within the catchment area for well-regarded local schools, including Hadleigh Infant and Junior Schools.

An excellent opportunity to acquire a spacious detached home, occupying a generous corner plot in a popular residential location. Offered with no onward chain, early viewing is highly recommended to fully appreciate the accommodation and location on offer.









APPROACHED VIA
Entrance Porch – Accessed via double entrance doors with half-glazed double-glazed panels. Tiled flooring and smooth plastered ceiling with ceiling light. Internal opening leading through to the entrance hallway.

ENTRANCE HALLWAY
A welcoming entrance hallway featuring a wooden entrance door with opaque glazed panel and matching glazed side panel, allowing natural light to flow through. Carpeted staircase leading to the first floor, with useful understairs storage. Further benefits include fitted carpet, radiator and textured ceiling with decorative coving and pendant lighting.

OFFICE/BEDROOM THREE
A well-presented room featuring a double-glazed window to the front aspect, allowing in natural light. Further benefits include a radiator, fitted carpet and textured ceiling with decorative coving and pendant light.

LOUNGE / DINING ROOM
26' 1" x 12' 4" (7.95m x 3.76m)
LOUNGE
A spacious and light-filled reception room offering generous living and dining space. Two double-glazed windows to the side aspect provide plenty of natural light. The lounge area features an attractive electric feature fireplace set within a stone hearth, with wooden mantel over and complementary wall lighting. Further benefits include fitted carpet, textured ceiling with coving and a serving hatch through to the kitchen.

DINING ROOM
A large double-glazed picture window to the rear overlooks the garden, complemented by an additional side window, allowing plenty of natural light into the room. Further features include fitted carpet, radiator and textured ceiling with coving and pendant light. Door providing access through to ...

DOWNSTAIRS CLOAKROOM
Double-glazed opaque window to the side aspect. Wash hand basin with taps over, fitted carpet, radiator and textured ceiling with coving and ceiling light. Internal door opening through to:

W.C. – Double-glazed opaque window to the side aspect, fitted carpet and textured ceiling with coving and ceiling light.









KITCHEN/BREAKFAST ROOM
15' 7" x 8' 6" (4.75m x 2.59m) The kitchen is fitted with a range of wall and base units incorporating cupboards and drawer packs, complemented by contrasting work surfaces. Inset stainless steel sink with matching drainer and mixer tap, with tiled splashback. Fitted electric cooker with four-ring hob. Space for fridge/freezer and plumbing for washing machine. Further features include lino flooring, radiator and textured ceiling with strip lighting.

Two double-glazed windows to the side aspect provide natural light, together with a double-glazed side door giving access to the side of the property and rear garden.

LANDING
A spacious, carpeted landing featuring a large double-glazed window to the side aspect, allowing plenty of natural light. Built-in storage cupboard housing the combination boiler, loft access, textured ceiling and pendant lighting. Doors leading to all rooms.

BEDROOM ONE
12' 4" x 11' (3.76m x 3.35m) Double-glazed window to the front aspect, fitted carpet, radiator and smooth plastered ceiling with pendant light. Useful eaves storage cupboard.

BEDROOM TWO
11' 7" x 11' (3.53m x 3.35m) Double-glazed window to the rear aspect, fitted carpet, radiator and smooth plastered ceiling with pendant light. Useful eaves storage cupboard.

BATHROOM
The bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath with an attached handheld shower attachment. The room further benefits from partially tiled walls, a radiator, a textured plastered ceiling with flush-mounted ceiling light and an opaque double-glazed window to the side elevation, providing natural light and privacy.

GARAGE
16' 2" x 7' 8" (4.93m x 2.34m) Accessed via double wrought iron gates, with a driveway providing off-road parking and leading to the garage. The garage benefits from an up-and-over door, power supply and houses the gas and electric meters.







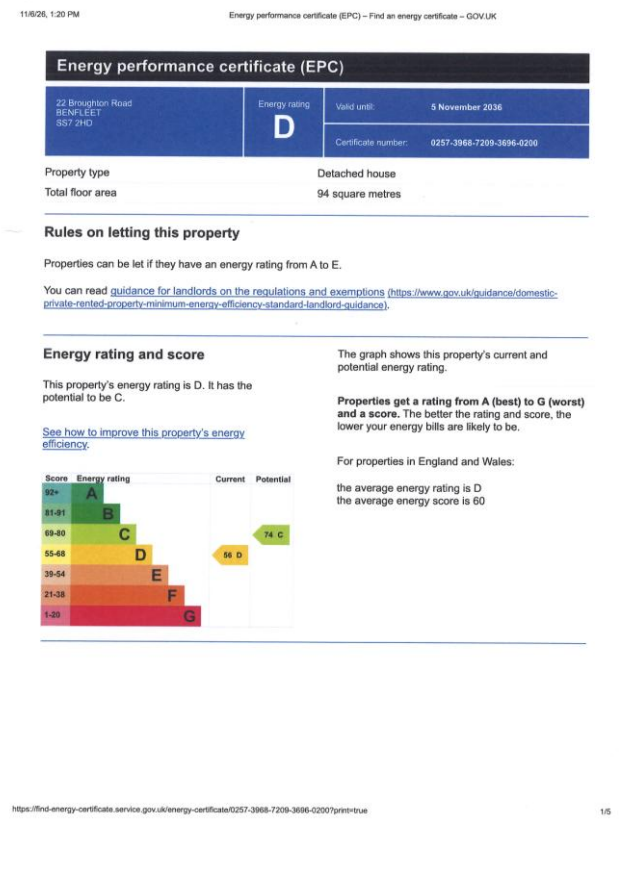
EXTERNALLY

FRONT GARDEN

Situated on a generous corner plot, the property benefits from gardens to the front and side. The front garden is enclosed by brick boundary walls and features a lawn area with established shrub borders. Double wrought iron gates provide access to the driveway and garage. Paved pathways lead to the entrance, accessed via a separate single wrought iron gate, with steps descending to the front door and a paved planted area to the side. Gated side access leads through to the rear garden, with a decorative wall forming the side boundary.

REAR GARDEN

Easily maintained rear garden featuring a lawn area with raised flower and shrub borders. Paved pathways lead to a patio area situated to the rear of the property, providing an ideal space for outdoor seating. The garden is enclosed by privacy fencing and benefits from gated side access and a greenhouse.



11/6/26, 1:20 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

22 Broughton Road
BENFLEET
SS7 2HD

Energy rating: **D**

Valid until: 5 November 2036

Certificate number: 0257-3968-7209-3696-0200

Property type	Detached house
Total floor area	94 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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:

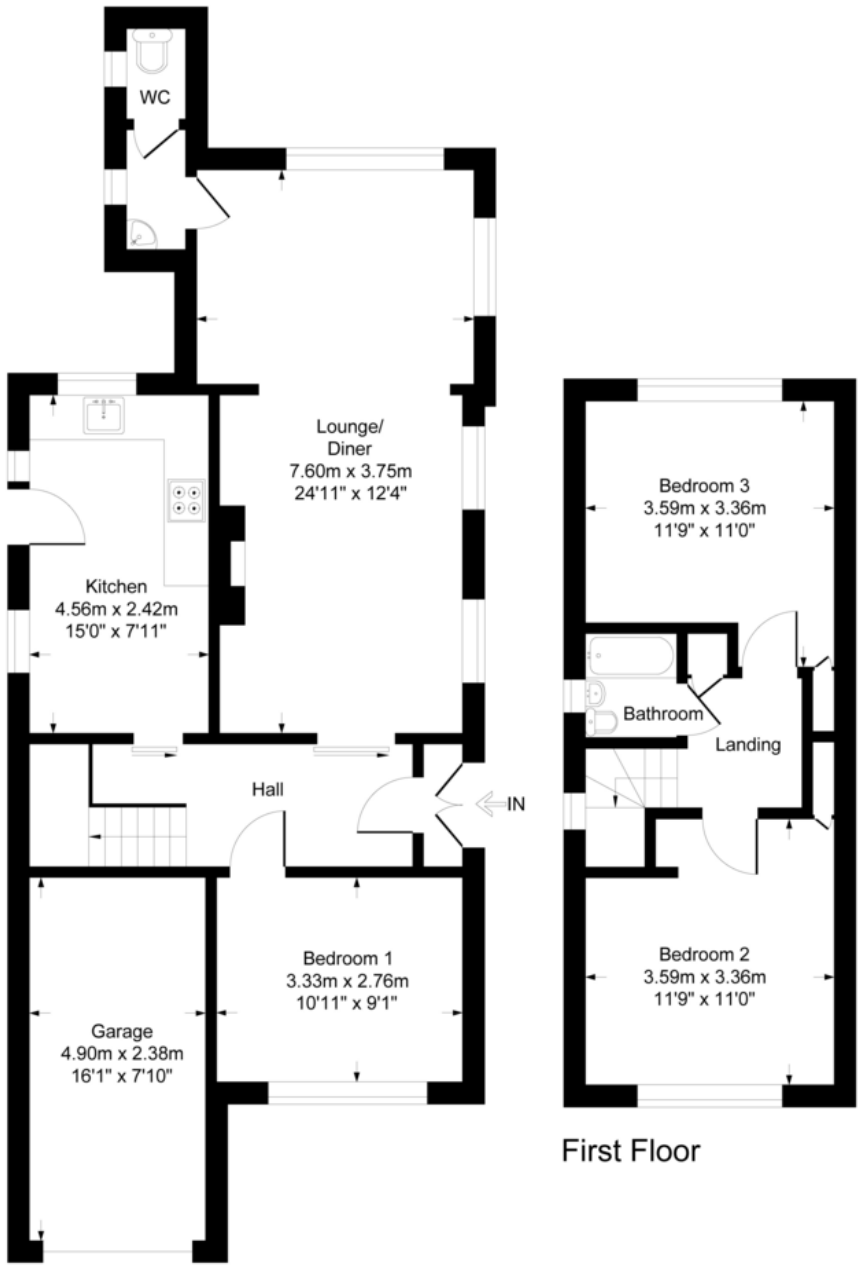
the average energy rating is D
the average energy score is 60

https://find-energy-certificate.service.gov.uk/energy-certificate/0257-3968-7209-3696-0200?print=true 1/5

Material Information
Powered by kotini

22 Broughton Road

Approximate Gross Internal Floor Area = 104.3 sq m / 1123 sq ft
(Including Garage)
Garage = 11.6 sq m / 125 sq ft



Brown & Brand

221 London Road
Hadleigh
Essex
SS7 2RD

www.brownbrand.co.uk
sales@brownbrand.com
01702 552966

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements