



Burlington Gardens, Hadleigh, Essex, SS7 2JL

3/4 bed semi-detached house / **Guide Price** £525,000 - £550,000 / t. 01702 555888

We are delighted to bring to the market this extended and beautifully presented **three/four-bedroom** semi-detached family home, ideally positioned within the highly sought-after Burlington Gardens. Offering spacious and versatile accommodation throughout, this exceptional property is perfectly suited to modern family living.

The ground floor features a generous lounge, which could also serve as a fourth bedroom if required, alongside an impressive open-plan family living space incorporating a stunning fitted kitchen and conservatory. A contemporary ground floor bathroom completes the accommodation. To the first floor are three well-proportioned bedrooms and a modern shower room.

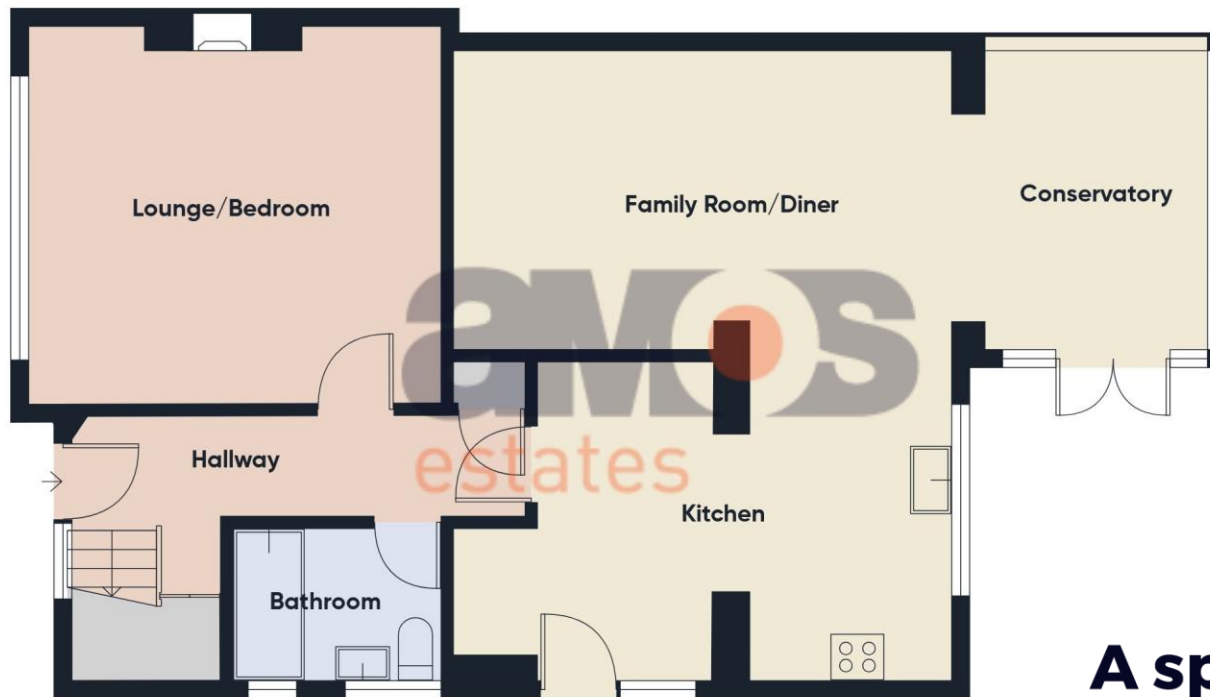
Externally, the property benefits from a beautifully landscaped, low-maintenance rear garden, an outbuilding with WC and ample off-street parking to the front.

Tucked away in the peaceful yet highly convenient Burlington Gardens on the Hadleigh/Leigh borders, the property enjoys easy access to local woodland walks, Hadleigh Town Centre and Leigh-on-Sea mainline railway station, providing direct services to London Fenchurch Street. The home also falls within the catchment area for the highly regarded Hadleigh Infant and Junior Schools.

Early viewing is highly recommended to fully appreciate the quality, versatility and immaculate presentation of this outstanding family home.

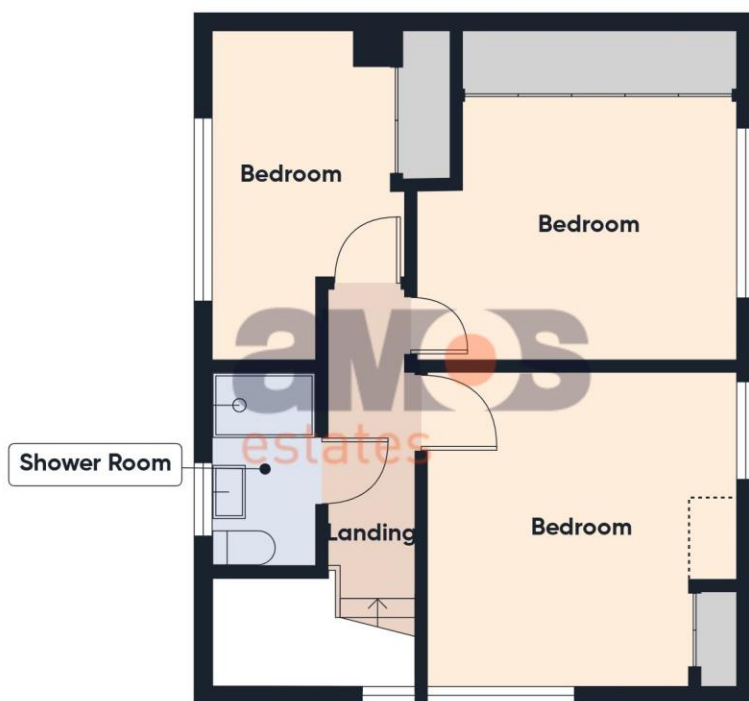
Find us on





Ground Floor Building 1

**A space to
call home.**



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1294 ft²

120.2 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Highlights

- \ Extended Three/Four Bedroom Semi Detached Family Home
- \ Spacious & Versatile Living
- \ Large Lounge (or ground floor bedroom)
- \ Open Plan Living Room Incorporating Stunning Fitted Kitchen
- \ Conservatory
- \ Luxury Ground Floor Bathroom
- \ Three Good Size Bedrooms To First Floor
- \ First Floor Shower Room
- \ Landscaped Rear Garden
- \ Outbuilding Currently Used As Home Office/Utility With W.C
- \ Off Street Parking
- \ Upvc Double Glazing Throughout
- \ Beautifully Presented
- \ Hadleigh Infant/Junior School Catchments
- \ Quiet Turning
- \ Easy Reach of Hadleigh Town, Local Woods & Leigh Station
- \ EPC Rating – D
- \ Council Tax Band - C





Composite entrance door with obscure double glazed window adjacent opening to entrance hall.

**Entrance Hall **

LVT flooring, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage cupboard, smooth plastered and coved ceiling, radiator, power points, thermostat control, doors to accommodation off.

**Lounge / Ground Floor Bedroom Four 14'0 x 13'4 **

uPVC double glazed window to front with shutters to remain, radiator, power points, wood effect flooring, TV point, smooth plastered and coved ceiling, feature fireplace housing log burner.

**Kitchen Family Room 22'8 x 18'1 Maximum Measurements **

Stunning fitted kitchen comprising double bowl sink with chrome mixer tap inset into a range of quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Neff double ovens, inset Neff four ring induction hob with extractor above, integrated dishwasher, space for Americans style fridge freezer, breakfast bar facility, cupboard housing wall mounted boiler, uPVC double glazed windows to rear and side, further uPVC double glazed door leading to sideway, smooth plastered ceiling with inset spotlights, roof lanterns, LVT flooring, vertical radiators, power points, TV point, open plan to conservatory.

**Conservatory 10'8 x 8'2 **

LVT flooring, radiator, power points, uPVC double glazed windows to rear and side, French doors leading to rear garden.





**Ground Floor Bathroom 7'9 x 5'6 **

Luxury three piece suite comprising panelled bath with chrome controls, drench style shower head above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, part tiled walls, tiled flooring, heated towel radiator, uPVC obscure double glazed windows to side, smooth plastered ceiling with inset spotlights, extractor.

**Landing **

Fitted carpet, smooth plastered ceiling, uPVC obscure double glazed window to side, doors to accommodation off.

**Bedroom One 11'3 x 9'7 Plus Wardrobe Depth **

uPVC double glazed window to front with shutters, radiator, fitted carpet, smooth plastered ceiling, fitted wardrobes.

**Bedroom Two 11'0 x 10'11 **

uPVC double glazed windows to rear and side with shutters, fitted carpet, radiator, power points, smooth plastered ceiling, loft access hatch with dropdown ladder leading to partly boarded loft.

**Bedroom Three 11'5 Maximum x 7'1 **

uPVC double glazed window to front with shutters, fitted carpet, radiator, power points, smooth plastered ceiling, fitted wardrobe.

**Shower Room 6'11 x 3'10 **

Modern three piece suite comprising shower cubicle with shower over and tiled surround, vanity wash basin with chrome mixer tap and storage below, push button WC, uPVC obscure double glazed window to front, smooth plastered ceiling with inset spotlights, extractor, shaver point, heated towel radiator, wood effect flooring, half tiled to remaining walls.





**Rear Garden **

Beautifully landscaped rear garden commencing with patio leading to established lawn, further patio to far rear providing excellent outside entertaining/seating facility, large timber shed, well stocked flower beds, fencing to borders, outside tap, large sideway leading to front via wrought iron gates, access to outbuilding.

**Outbuilding 16'9 x 8'10 **

Excellent feature currently used as a home office/utility, uPVC double glazed windows and door to side, power points, sink and drainer unit, worktop, ample storage cupboards, smooth plastered ceiling, space and plumbing for a washing machine, access to WC with WC and sink.

**Front Garden **

Attractively paved driveway providing ample off street parking.

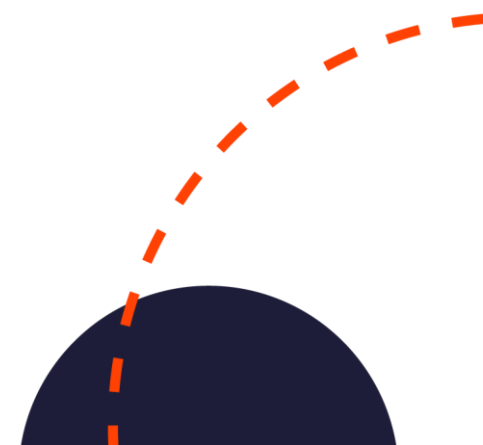
PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.











at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com