



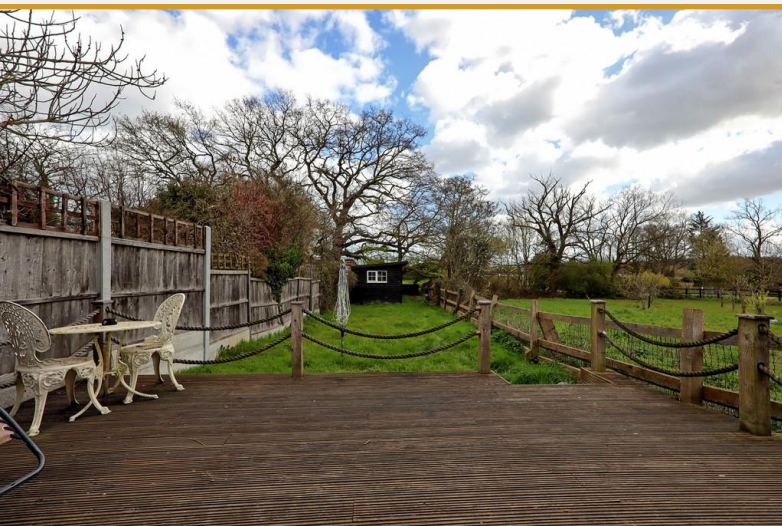
Brown & Brand



Daws Heath Road
Hadleigh, SS7 2UG

- Character Two Bedroom Semi Detached House
- No Onward Chain
- 100ft Rear Garden With A Large Summerhouse/Workshop
- Large Lounge To the Front

Guide Price £325,000 to £350,000





Property Description

GUIDE PRICE £325,000 to £350,000

Nestled in the heart of rural Daws Heath and backing onto open farmland is this charming turn-of-the-century cottage.

The accommodation comprises a spacious open-plan lounge, modern fitted kitchen, ground floor shower room and a additional reception room that could be used for dining room/snug to the side. To the first floor are two well-proportioned double bedrooms.

Externally, the rear garden measures approximately 100–120ft in depth and features a large summerhouse. There is also an independent driveway providing off-street parking for two vehicles.

Further benefits include gas central heating and UPVC double glazed Georgian-style sash windows throughout.

Properties of this nature are rarely available, and an early viewing is advised.



ACCOMMODATION

Approached via pitched roof entrance porch with panelled entrance door giving access through to.

LOUNGE

24' 0" x 10' 8" (7.32m x 3.25m) UPVC double glazed Georgian-style sash windows to the front and side, radiator, and wooden floorboards. Brick fireplace with inset log burner, wall-mounted fuse board and electric meter. Spiral staircase leading to the first floor.

KITCHEN

12' 4" x 9' 9" (3.76m x 2.97m) Fitted kitchen offering a range of cupboards and drawer units at both ground and eye level with contrasting rolled-edge work surfaces over. Inset stainless steel single bowl sink unit with mixer tap. Tiling to most walls and tiled flooring. Radiator, space and plumbing for washing machine, and integrated fridge/freezer. Four-ring electric hob with extractor hood over and eye-level double oven/grill. Smooth plastered ceiling with inset spotlights and a large glazed roof lantern providing ample natural light. Double glazed window to the flank. Opening into a small inner hallway giving access to:

REAR LOBBY

Tiled floor. Stable style door to conservatory to flank. Further panelled door giving access to:



GROUND FLOOR SHOWER ROOM

Fitted in a three piece suite comprising self contained glass shower cubicle with plumbed in shower, close coupled WC and wash hand basin inset to vanity unit. Tiled floor. Tiling to shower and sink area. Radiator. Flat and plastered ceiling. Obscure double glazed window to rear.



DINING AREA/SNUG

15' 1" x 7' 0" (4.6m x 2.13m) Brick construction with double glazed aspects to front, flank and rear. Wood effect laminate flooring. Radiator. Door to front. Double glazed French doors to rear. Wall mounted upgraded boiler which serves domestic hot water and central heating systems.

FIRST FLOOR LANDING

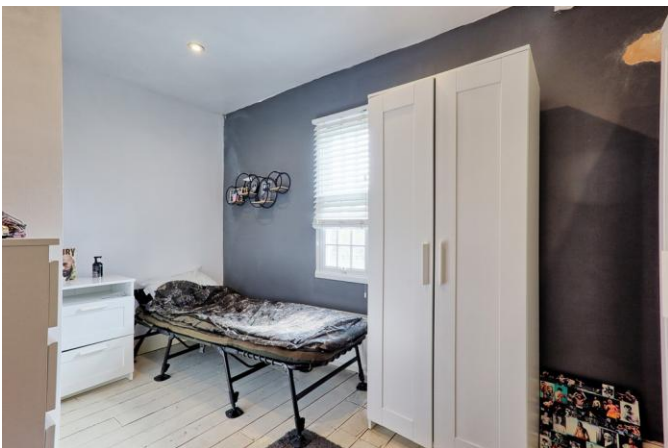
Access to loft. Wooden floorboards. Panelled doors leading to both bedrooms.

BEDROOM ONE

10' 10" x 10' 3" (3.3m x 3.12m) Wooden floorboards. Radiator. UPVC double glazed Georgian style sash window to front. Central chimney breast with cast iron surround.

BEDROOM TWO

13' 2" x 7' 8" (4.01m x 2.34m) Wooden floorboards. Radiator. Double glazed Georgian style sash window to flank.





EXTERNALLY

REAR GARDEN

This property enjoys the benefit of a rear garden which extends in depth by approx. 100' to 120' (unmeasured). Mainly laid to lawn with raised decking area to immediate fore. Large pitched roof summerhouse/workshop with power and light supplied (currently not connected)

PARKING

Parking is provided via a paved independent driveway which provides off street parking for two vehicles.

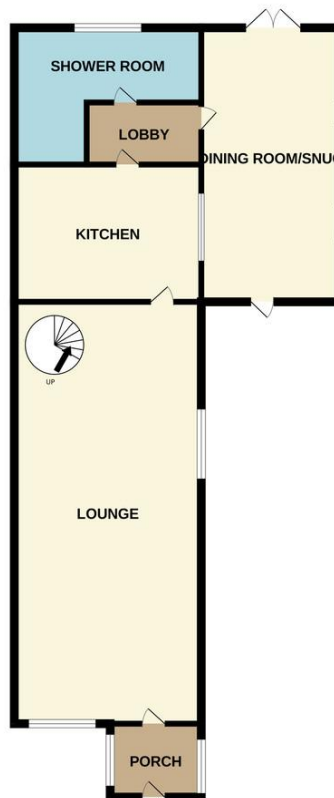
FRONT GARDEN

Retaining brick wall to front leading to entrance porch.



GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)

423 Dares Heath Road BENFLEET SS7 2JG	Energy rating D	Valid until: 29 March 2036
		Certificate number: 8836-1627-3608-0128-0222

Property type: Semi-detached house
Total floor area: 77 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 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

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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