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today on 01268 777400



## The Avenue, Hadleigh, Benfleet, Essex, Guide price £500,000

View the video in tab below to see this wonderful home in more detail. Aspire Estate Agents are delighted to introduce this superbly versatile and beautifully presented four-bedroom family home with the added benefit of a self-contained annex, ideal for multi-generational living or those seeking independent guest accommodation. Situated in a highly sought-after part of Hadleigh, this property offers the perfect blend of space, style, and convenience, just moments from local amenities and excellent schools.

From the moment you step inside, you're greeted by a welcoming entrance hall that flows through to a bright and spacious open-plan kitchen/dining area—the true heart of the home. Designed with entertaining in mind, this sociable space features stylish finishes and ample room for gatherings with family and friends. A separate lounge provides a cosy retreat, bathed in natural light from large windows, while a ground floor shower room and useful storage area add to the home's practical appeal. Also on the ground floor is a generous bedroom with a bay window, making it ideal as a main bedroom, guest suite, or second reception room.

The first floor offers three further bedrooms, each with a comfortable and light-filled ambience. The principal bedroom is especially spacious, while the two additional rooms are perfect for children, guests, or home working. A fourth, smaller room offers even more flexibility—whether for storage or study—complemented by a separate W/C and an office nook on the landing, perfect for remote working professionals.

One of the standout features of this property is the stunning, south-facing rear garden, which has been thoughtfully landscaped across multiple tiers to create a low-maintenance yet impressive outdoor space. With a combination of slab-paved seating areas, artificial lawn, and decorative lighting, it's the perfect environment for relaxing or entertaining.

## Ground Floor

### Hallway

Bedroom 1: 6.88m x 3.18m (22'7" x 10'5")

Dining Room: 4.67m x 3.78m (15'4" x 12'5")

Kitchen/Breakfast Room: 5.18m x 3.40m (17'0" x 11'2")

Lounge: 4.75m x 2.95m (15'7" x 9'8")

Shower Room

## First Floor

Bedroom 2: 2.95m x 2.67m (9'8" x 8'9")

Bedroom 3: 2.95m x 2.44m (9'8" x 8'0")

Bedroom 4: 3.28m x 2.34m (10'9" x 7'8")

Office: 2.62m x 1.47m (8'7" x 4'10")

Landing

W.C.

## Outhouse / Annexe

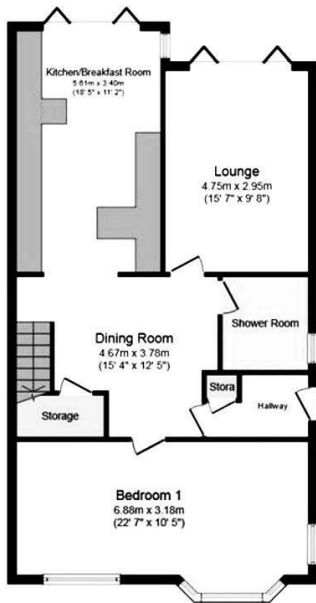
Living Area: 7.54m x 3.20m (24'9" x 10'6")

Kitchenette

Shower Room

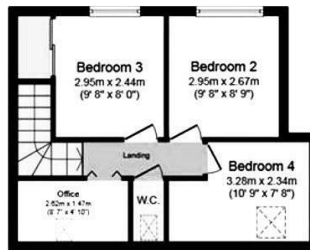
Detached Conservatory - 24'3 x 11'11

Rear Garden 100ft approx



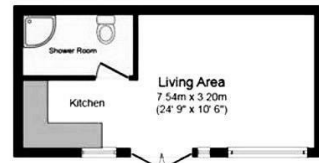
### Ground Floor

Floor area 85.9 sq. m. (925 sq. ft.) approx



### First Floor

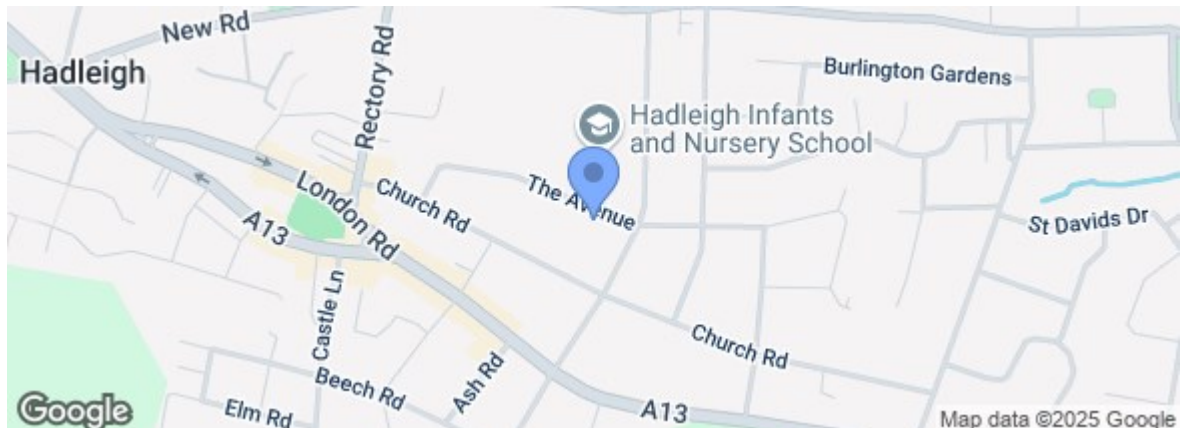
Floor area 34.6 sq. m. (372 sq. ft.) approx



### Outouse

Floor area 21.7 sq. m. (234 sq. ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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