

**To arrange a viewing contact us  
today on 01268 777400**



## **Scrub Lane, Benfleet Guide price £750,000**

Exceptional Extended Detached Bungalow | Over 2,000 Sq Ft | Prime Scrub Lane Location

Guide Price - £750,000 - £800,000

Introducing a truly outstanding extended detached bungalow, ideally positioned on the highly sought-after Scrub Lane in the heart of Hadleigh. Offering in excess of 2,000 sq ft of beautifully designed accommodation, this impressive home perfectly blends luxury, space, and versatility - ideal for modern family living.

From the moment you step inside, the quality and scale of this home are immediately apparent. At its heart lies a stunning open-plan living space, featuring a beautifully appointed fitted kitchen with premium finishes, seamlessly flowing into an expansive family room. Flooded with natural light from striking roof lanterns and bi-folding doors, this space is perfect for both everyday living and entertaining, with direct access onto the landscaped rear garden.

Walk-In Wardrobe: 8'8" x 7'6" (2.64m x 2.29m)  
Storage Room: 8'8" x 7'11" (2.65m x 2.43m)

#### First Floor

Bedroom Four: 34'4" x 13'2" (10.49m x 4.01m)  
En-Suite: 8'9" x 5'5" (2.69m x 1.67m)

The property offers multiple reception areas, including a spacious lounge with feature fireplace, as well as a versatile study/bedroom and a unique salt room/studio which is ideal for wellness, hobbies, or working from home.

Boasting three to four generous bedrooms, the home provides flexible accommodation to suit a variety of lifestyles. The principal bedroom benefits from a walk-in wardrobe and a luxurious en-suite, while two additional bathrooms ensure comfort and convenience for family and guests alike.

Externally, the secluded rear garden has been thoughtfully landscaped for low maintenance, offering a private retreat with ample space for outdoor dining and relaxation. To the front, a large driveway provides off-street parking for numerous vehicles.

Perfectly located, the property is just a short stroll from local woodland, John Burrows Playing Fields, and Hadleigh Town Centre, with its array of shops, cafés, and amenities. Leigh-on-Sea is also within easy reach, while highly regarded local schools, including Hadleigh Infant and Junior Schools, are close by, making this an ideal setting for families.

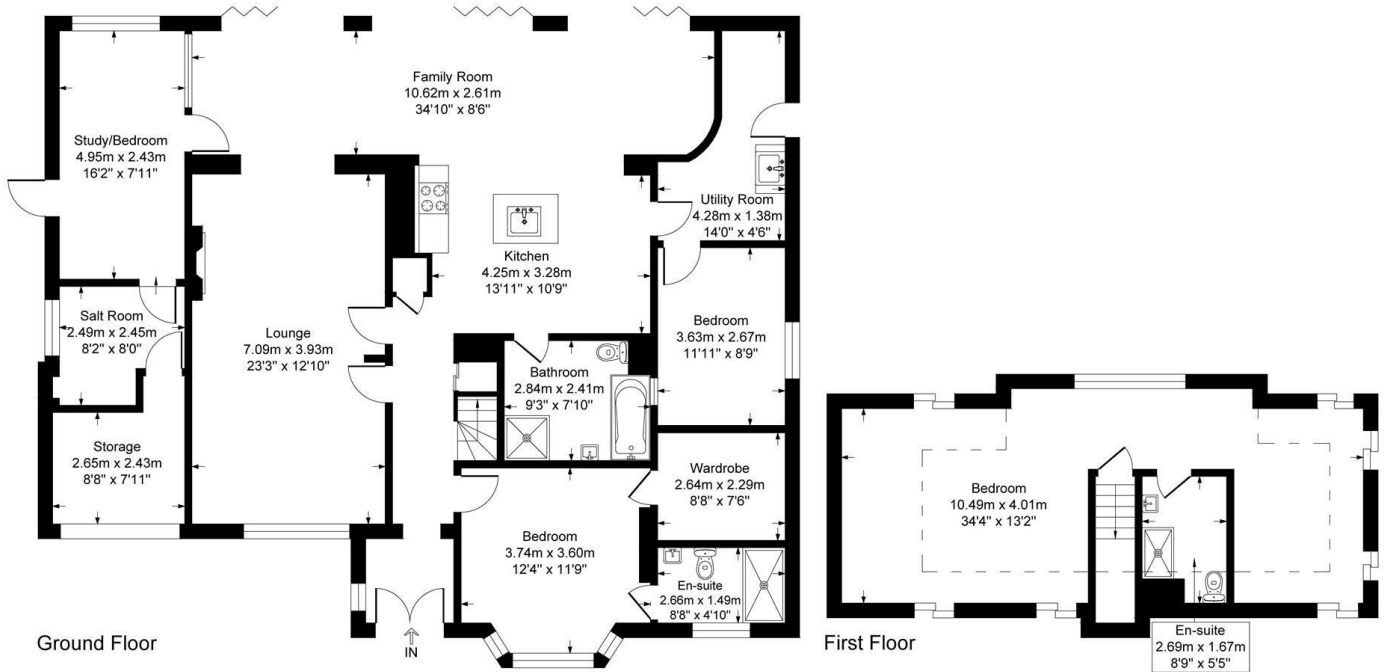
This rare opportunity offers an exceptional lifestyle in a prime location. Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

#### Ground Floor

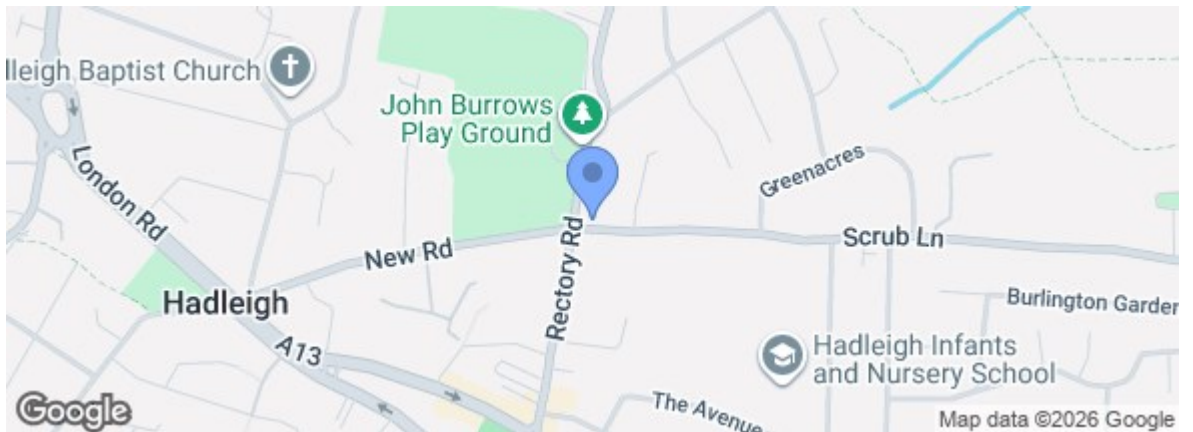
Lounge: 23'3" x 12'10" (7.09m x 3.93m)  
Kitchen: 13'11" x 10'9" (4.25m x 3.28m)  
Family Room: 34'10" x 8'6" (10.62m x 2.61m)  
Utility Room: 14'0" x 4'6" (4.28m x 1.38m)  
Bedroom One: 12'4" x 11'9" (3.74m x 3.60m)  
Bedroom Two: 11'11" x 8'9" (3.63m x 2.67m)  
Study/Bedroom Three: 16'2" x 7'11" (4.95m x 2.43m)  
Salt Room/Studio: 8'2" x 8'0" (2.49m x 2.45m)  
Bathroom: 9'3" x 7'10" (2.84m x 2.41m)  
En-Suite: 8'8" x 4'10" (2.66m x 1.49m)

## Scrub Lane

Approximate Gross Internal Floor Area = 211.4 sq m / 2276 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.