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Estate Agents



* £450,000- £480,000 * Situated on the sought-after and quiet section of Daws Heath Road in Benfleet, this spacious three-bedroom detached home offers versatile accommodation, generous parking and a beautifully landscaped rear garden backing onto woodland. The property features three welcoming reception areas along with a conservatory, with a semi-open-plan arrangement to the rear creating an ideal setting for entertaining and everyday family life. A fully fitted shaker-style kitchen provides ample storage, including a double built-in larder cupboard, while three well-proportioned bedrooms and two bathrooms complete the accommodation. Outside, the large driveway provides parking for up to five vehicles, complemented by a garage offering additional storage. The landscaped rear garden enjoys a peaceful woodland backdrop, providing an attractive space for relaxing, outdoor dining and family activities. Combining a tranquil setting with convenient access to transport links, this appealing home also falls within the catchment area for Hadleigh Infants and Juniors, making it an excellent choice for families.

- Fully detached house
- Large driveway for up to five vehicles plus a garage
- Landscaped rear garden backing onto the Woodland
- Three good-sized bedrooms
- Three reception areas that are semi open plan at the rear
- Additional conservatory
- Fully fitted shaker style kitchen including a double built-in larder cupboard
- Upstairs shower room, a separate upstairs WC, and a downstairs WC
- Idyllic location close to excellent transport links
- Hadleigh Infants and Juniors catchment area

Daws Heath Road

Benfleet

£450,000

Price Guide

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Daws Heath Road









Frontage
Paved driveway creating parking for up to five vehicles and a shingled area, outside tap, two entrances to the house, side access to the rear garden, access to:

Attached Garage
15'8" x 8'1"
Up and over door to the front, fuse board, utility meters, power, light, concrete base.

Open Plan Lounge/Diner/Sitting Room
28'8" > 18'3" x 16'2"
Hallway/Diner: 5.428m x 3.023m > 2.772m
Composite entrance door to the side, obscured double glazed feature window to the side, additional obscured double glazed window to the side, carpeted stairs to the first floor with understairs storage, smooth coved ceiling with inset spotlights, radiator, laminate flooring, opening to:

Lounge Area: 4.914m x 3.294m
Smooth coved ceiling, two sets of double glazed patio doors to the rear leading to the conservatory, feature fireplace with an electric fire, radiator, laminate flooring, opening to:

Sitting/Study Area: 2.460m x 1.989m
Smooth coved ceiling, laminate flooring, opening back to the dining room and hallway.

Conservatory
14'8" x 7'6"
Double glazed windows to the sides and rear with a double glazed door to the rear leading out to the garden, wall mounted Daikin aircon system which also provides heat, vinyl flooring.

Kitchen
17'8" x 8'5" > 5'8"
Smooth ceiling with two inset spotlights. Modern shaker style kitchen comprising of; wall and base level units with a square edge granite effect worktop, space for an American style fridge freezer, space for a washing machine, space for a range cooker with a range master extractor fan above, sink and drainer with a chrome mixer tap, tiled splashbacks, integrated dishwasher, double floor to ceiling larder cupboard, plinth lighting, undercounter lighting, double glazed box bay window to the front overlooking the driveway, vertical radiator, laminate flooring.

Downstairs WC
5'8" x 2'9"
Obscured double glazed window to the rear, dado rail, low-level WC, wall hung wash basin with chrome taps, laminate flooring.

Second Entrance/Hallway
9'8" x 3'4"
Skylight window, composite entrance door to the front, laminate flooring.

First Floor Landing
8'7" x 3'9"
Smooth ceiling with a pendant light, airing cupboard, radiator, carpet, door to:

Bedroom One
14'0" x 9'3"
Smooth ceiling, double glazed window to the side, large double glazed window to the rear overlooking the garden and Woodlands, wall mounted cupboard, double cupboard over the stairs, radiator, carpet.

Bedroom Two
10'11" x 6'7"
Double glazed window to the rear overlooking the garden and the Woodlands, radiator, carpet.

Bedroom Three
9'8" x 8'5"
Loft hatch (loft is boarded and also has lights and power), double glazed windows to the front overlooking the driveway, radiator, carpet.

Shower Room
5'6" x 6'0"
Obscured double glazed window to the front, vanity unit wash basin, double walk-in shower with a rainfall head and a shower hose, chrome heated towel rail, tiled flooring.

Separate WC
5'6" x 2'4"
Double glazed window to the side, low-level WC, tiled flooring.

Landscaped Rear Garden
Commences with a paved patio area with the remainder laid to lawn, side access back to the front driveway, gorgeous views over the Woodlands, outside tap, outside lighting.

Agents Notes:
Alarm system (controlled via an app)
Cameras (monitors throughout the house and app control)
Hive heating system
Boiler serviced every year
Main roof has been replaced













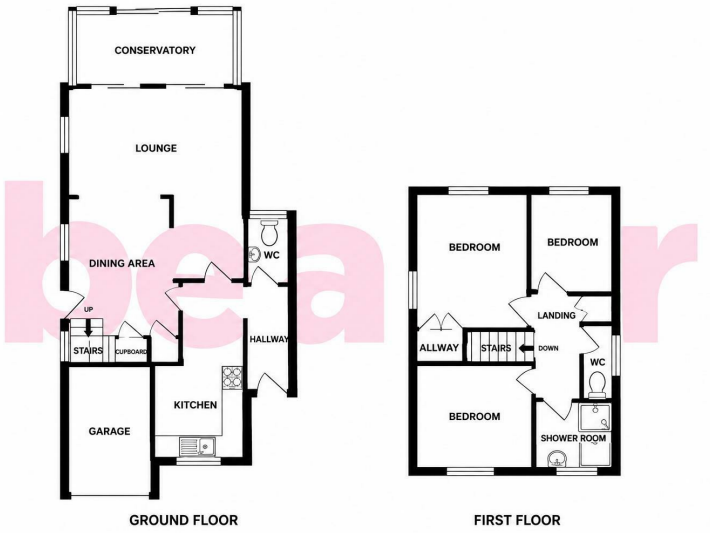



LIVE
LAUGH
LOVE





Floor Plan





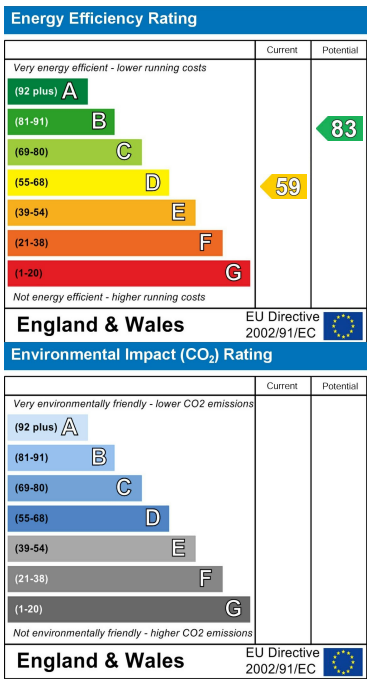




Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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