



Proudly positioned in the charming Haresland Close, Benfleet, this modern character detached family home presents an exceptional opportunity for those seeking modern living. Boasting three generously sized double bedrooms, this residence is perfect for families or those who appreciate ample living space. The property features three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or work. The fully fitted kitchen, complemented by a separate utility room, is designed for both functionality and style, making it a delightful space for culinary enthusiasts. One of the standout features of this home is the large rear garden, which offers picturesque views over the surrounding fields. This outdoor space is ideal for family gatherings, gardening, or simply enjoying the serene environment. Parking is a breeze with a driveway that accommodates at least four vehicles, ensuring convenience for residents and guests alike. There is also a double garage, creating further parking. Additionally, the property falls within the catchment area for Hadleigh Infant and Junior School, making it an excellent choice for families with young children. In summary, this detached house on Haresland Close combines modern living with charming character, making it a wonderful place to call home. With its spacious interiors, beautiful garden, and prime location, it is sure to attract those looking for a family-friendly environment in Benfleet.

- Modern character detached family home
- Driveway creating parking for at least several vehicles and a double garage
- Large rear garden offering viewing over the fields
- Three-piece family bathroom, downstairs WC and en-suite to master
- Hadleigh Infant and Junior School catchment
- Three double bedrooms
- Fully fitted kitchen and separate utility room
- Large conservatory giving direct access to the rear garden
- Well-sized lounge-diner
- Easy access to A127, A13 and driving distance to c2c trainline

## Haresland Close

Benfleet

**£850,000**



# Haresland Close



## Frontage

Attractive front garden area with feature mature trees, driveway creating parking for at least several vehicles, access to the double garage, side access to the rear garden down both sides of the property, overhanging front porch, door to:

## Front Porch

Smooth ceiling with a pendant light, double-glazed window to the side, wood effect laminate flooring, entrance door to the front, door to:

## Entrance Hallway

Smooth ceiling, two wall lights, stained glass double-glazed window to the side, feature fireplace with an electric fire, wooden surround and a tiled hearth, double column radiator, carpeted stairs rising to the first floor landing, carpet, door to:

## Lounge-Diner

19'11" max x 16'10"

Smooth coved ceiling with two pendant lights, double-glazed window to the front overlooking the driveway with three feature stained glass double-glazed windows, double-glazed window to the rear looking into the conservatory, double-glazed French doors to the rear leading into the conservatory, two wall lights, feature exposed brick fireplace with wood burning stove within fireplace and a stone hearth, radiator, carpet.

## Kitchen

14'9" max x 14'0"

Smooth ceiling with inset spotlights, double-glazed window to the rear overlooking the garden. Modern kitchen comprising of, wall and base level units with a wooden worktop, inset sink and drainer with chrome mixer tap, range cooker with an eight-ring gas hob, inset wine fridge, integrated dishwasher, centre island with a four-seater breakfast bar, pan drawers, tiled splashbacks, solid oak flooring.

## Utility Room

8'11" x 5'2"

Smooth ceiling with inset spotlights, wall and base-level units with a wooden worktop, inset sink with a chrome mixer tap, integrated washing machine, solid oak flooring.

## Conservatory

19'11" x 9'3"

Smooth ceiling with inset spotlights, two large double-glazed skylights, double-glazed window to the front looking into the lounge-diner, double-glazed French doors to the side leading out to the garden, full-width double-glazed sliding doors to the rear leading out to the garden, space for a large corner sofa, wood effect laminate flooring.

## Downstairs WC

7'2 x 2'8

Smooth ceiling with inset spotlight, obscured double-glazed window to the side, low-level WC, fully tiled walls, tiled flooring.

## First Floor Landing

Smooth ceiling, two wall lights, loft access, radiator, carpet, doors to all rooms.

## Bedroom One

16'10" x 14'10"

Dual aspect, smooth ceiling with inset spotlights, double-glazed window to the front, double-glazed bi-folding door to the rear, floor-to-ceiling mirrored wardrobes, radiator, carpet, door to:

## En-Suite to Bedroom One

11'7 x 6'2

Smooth ceiling with a pendant light, obscured double-glazed window to the front, wood panelled bath with a chrome mixer tap, low-level WC, vanity unit wash basin, tiled splashbacks, part tiled walls, wood effect laminate flooring.

## Bedroom Two

16'7" x 8'9"

Smooth ceiling with a pendant light, two double-glazed windows to the front, floor-to-ceiling wardrobe, radiator, carpet.

## Bedroom Three

14'5" x 10'11"

Smooth ceiling with a pendant light, two double-glazed windows to the rear overlooking the garden, fitted floor to ceiling wardrobe, radiator, carpet.

## Family Bathroom

Smooth ceiling with inset spotlights, obscured double-glazed window to the side and rear, free-standing bath with chrome taps, vanity unit wash basin, two column radiator, fully tiled walls, tiled flooring with electric underfloor heating.

## Separate WC

7'2 x 2'8

Smooth ceiling with inset spotlight, obscured double-glazed window to the side, low-level WC, cupboard housing a gas fire combination boiler, fully tiled walls, wood effect laminate flooring.

## Rear Garden

Commences a paved patio area with steps down to the remainder laid to lawn, mature tree and shrub borders, outside seating area, outside tap, outside lighting, side access back to the front driveway.

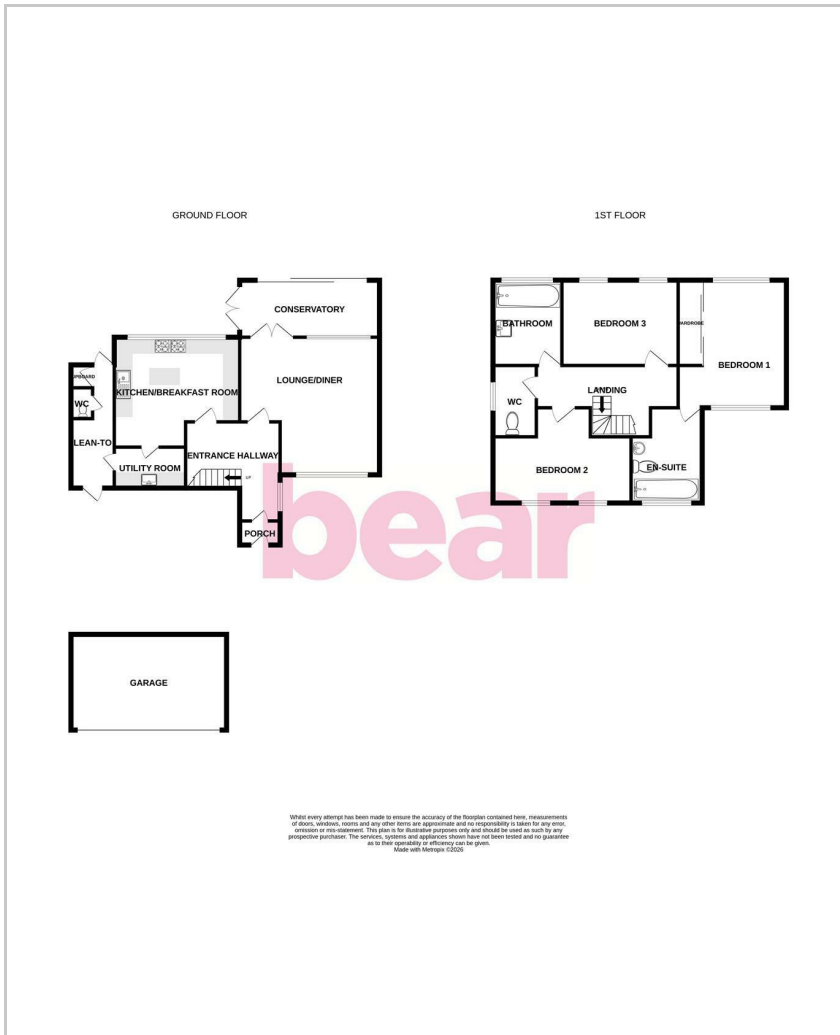
## Double Garage

16'0" x 13'3"

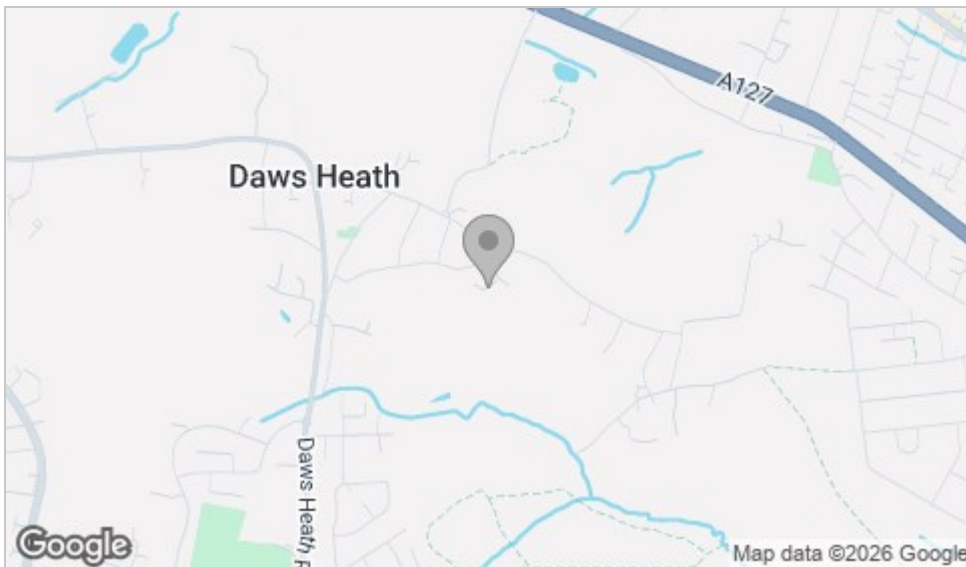
Power and light connected, window to the side.



# Floor Plan



# Area Map



# 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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# Energy Efficiency Graph

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