



* SWIMMING POOL * NO ONWARD CHAIN * WEST FACING GARDEN * RENOVATED INTERIORS WITH A MODERN KITCHEN-FAMILY ROOM * LARGE SUMMERHOUSE * PARKING FOR THREE * SOUGHT-AFTER LOCATION * Positioned in the enviable Daws Heath/Poors Lane area of Hadleigh, is this renovated three bedroom family home. The property offers a modern kitchen-family room layout with a front lounge, utility room, two bathrooms, three great-sized bedrooms, and a large west-facing garden with a summerhouse and a swimming pool! The property also offers ample parking on the block-paved driveway and has amenities and bus links nearby. There are two large supermarkets on Hadleigh High Street and a short drive to both train lines servicing London with Benfleet and Rayleigh Stations. For schooling, Hadleigh Infants & Junior School and The Deanes are within the catchment area, while the prestigious grammar schools of Southend are a short drive or bus ride away. The property is incredibly well presented and is offered with no onward chain.

- Swimming pool
- Large west facing garden
- Renovated interiors
- Two bathrooms
- Fantastic family home with spacious bedrooms
- Ample parking on block paved driveway
- Sought-after Daws Heath/Poors Lane area of Hadleigh
- Open plan kitchen-family room
- Utility room
- No onward chain

Southfield Drive

Benfleet

£550,000



Southfield Drive



Frontage

Parking for three vehicles on a block paved driveway, lawn area and planting, side access to garden, double glazed composite front door leading to:

Entrance Hallway

UPVC obscured window to front and side aspect, storage cupboard with a UPVC obscured window to rear aspect, carpeted staircase rising to first floor landing, double radiator, skirting, new Kardean Herringbone flooring.

Kitchen-Family Room

31'9" > 9'10" x 19'3" > 11'5"

UPVC double glazed French doors and sidelight for garden access as well as two UPVC double glazed windows to front and rear aspects, shaker style kitchen units both wall-mounted and base level comprising; integrated fridge/freezer, four ring burner Neff induction hob with Neff extractor hood over, integrated dishwasher, two-seater breakfast bar/Island unit, composite sink and a half with drainer and brushed nickel mixer tap, the rest of the room has three double radiators, a media wall with feature fireplace, coving, skirting and a mixture of carpet and new Kardean herringbone flooring.

Downstairs Shower Room

10'0" x 6'7"

Obscured UPVC double glazed window to front aspect, wet room style walk-in shower, fully tiled walls, combined vanity unit with wash basin and chrome mixer tap as well as a toilets with hidden cistern, wall-mounted mirrored cupboard, radiator and secondary chrome towel radiator, spotlighting, extractor fan, lino flooring.

First Floor Landing

Obscured UPVC double glazed window to side

aspect, large airing cupboard, loft access, radiator, skirting, carpet.

Master Bedroom

13'7" x 11'5"

UPVC double glazed window to front aspect, large set of built-in wardrobes, radiator, skirting, carpet.

Bedroom Two

11'5" x 10'5"

UPVC double glazed window to rear aspect, large built-in wardrobes, radiator, skirting, carpet.

Bedroom Three

10'6" x 7'6"

UPVC double glazed window to front aspect, radiator, skirting, carpet.

Four-Piece Family Bathroom

10'0" x 9'11"

Obscured UPVC double glazed window to rear aspect, walk-in shower with Drenchder head and secondary shower attachment, tiled bath area, radiator and secondary chrome towel radiator, floating vanity unit with wash basin and chrome mixer tap, wall-mounted mirrored cupboard, toilet with hidden cistern, tiled walls, spotlighting, extractor fan, tiled flooring.

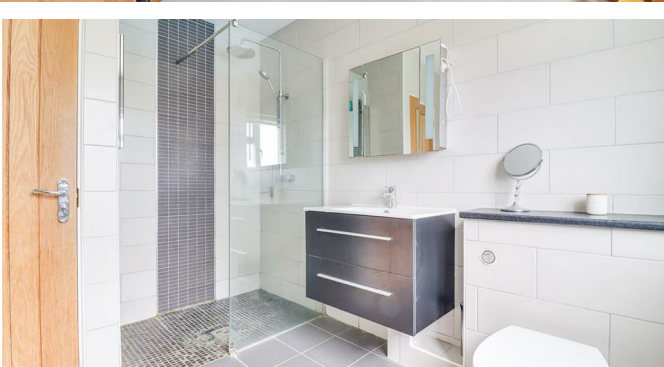
West Facing Rear Garden

Commences with a decked seating area which leads out to a large lawn with access to the heated swimming pool as well as a large summer house/pool house and a block-built shed housing the pool system, side access and planting borders with fencing all around.

Summer House/Pool House

19'1" x 15'2"

Spotlighting and power, skirting, wooden flooring.



The image displays two architectural floor plans. The left plan is the 'GROUND FLOOR' and the right is the '1ST FLOOR'. Both plans are overlaid with a large, semi-transparent 'baker' watermark.

GROUND FLOOR: This plan shows a 'KITCHEN/FAMILY ROOM' at the rear, an 'ENTRANCE HALL' with a staircase labeled 'UP', a 'LOUNGE' on the right, a 'UTILITY ROOM', and a 'SHOWER ROOM' at the front. An 'OUTBOUND' door is located near the entrance hall.

1ST FLOOR: This plan features a 'BATHROOM' at the rear, a 'LANDING' with a staircase labeled 'DOWN', and three 'BEDROOM's. A 'CLOSE' (closet) is also indicated.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, walls and any other items are approximate and not guaranteed. It does not constitute a representation. The actual floor plan and any other items are provided for information only and are not to be used for any other purpose. The floor plan, sections and any other items are provided for information only and are not to be used for any other purpose. The floor plan, sections and any other items are provided for information only and are not to be used for any other purpose.



A map of the Hadleigh area in Essex, UK. A green circle with a white center marks the 'Virgin Active' location in the top left. A grey pin marks a location on 'Daws Heath Rd'. Other roads shown include 'A129', 'B1014', 'A13', 'New Rd', 'Rectory Rd', and 'Scrub Ln'. A green rectangular area is visible near the center. The 'Google' logo is in the bottom left, and 'Map data ©2024 Google' is in the bottom right.

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.

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|---------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | | <p>84</p> <p>65</p> |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |  | |
| Environmental Impact (CO ₂) Rating | | | |
| | | Current | Potential |
| <p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p> | | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |  | |