



\* £600,000- £650,000 \* Positioned on one of Hadleigh's most desirable roads, this well-maintained detached home offers generous living space, a beautiful west-facing garden, and a rare opportunity to secure a long-held property with no onward chain. The ground floor is built for both everyday living and entertaining, with a large bay-fronted lounge, separate dining room, and a bright kitchen/breakfast room opening into a conservatory overlooking the garden. A separate utility room and downstairs WC add practicality. Upstairs, there are three well-proportioned bedrooms, all with fitted furniture, alongside a modern four-piece family bathroom. Bedroom two also benefits from access to a flat roof terrace area with open views across the garden and neighbouring allotments. The west-facing rear garden is a real highlight – private, well-kept, and perfect for enjoying the afternoon and evening sun. To the front, there is a driveway providing off-street parking for multiple vehicles, as well as an attached garage. Located within easy reach of Hadleigh High Street, the Castle and Country Park, this is a well-positioned home offering space, privacy and convenience in equal measure.

- Extended detached family home
- Generously sized bay-fronted lounge
- Separate dining area, utility room and downstairs WC
- Bedrooms all with fitted furniture
- Flat roof area off the second bedroom, providing lovely views across the garden and allotments
- Three bedrooms
- Fully fitted kitchen open plan to the conservatory
- Own driveway for at least two vehicles and an attached garage
- Modern four-piece family bathroom
- No onward chain

## Daws Heath Road

Benfleet

**£600,000**

Price Guide



# Daws Heath Road



## Frontage

Driveway creating parking for two to three vehicles, front lawn area, side access to the rear garden, access to the garage, access to:

## Entrance Hallway

18'8" x 5'1" max

Coved ceiling, UPVC entrance door to the front with a leadlight obscured double-glazed window to the side, picture rail, dado rail, carpeted stairs rising to the first floor landing with understairs storage, storage cupboard, vinyl flooring with an inset coconut rug, door to:

## Lounge

25'2" into the bay x 15'10" > 14'0"

Smooth coved ceiling with inset spotlights, leadlight double-glazed bay windows to the front, three radiators, feature fireplace with a stone surround, feature stained glass leadlight windows to the side, carpet, opening to:

## Dining Room

14'4" x 8'11"

Smooth coved ceiling with a pendant light, double-glazed patio doors to the rear leading out to the garden, radiator, vinyl flooring, door to:

## Kitchen Breakfast Room/Conservatory

27'10" x 10'6"

Kitchen Area:

Kitchen comprising of; wall and base level units with a roll edge laminate worktop, 1.5 sink and drainer with a chrome mixer tap, tiled splashbacks, integrated Miele grill, Miele combination microwave, Miele oven and grill, set of drawers, integrated fridge, integrated dishwasher, UPVC door to the side leading out to the garden, Miele four ring induction hob with a Miele extractor fan above, display cabinet, tiled flooring, opening to:

Conservatory Area:

Double-glazed windows to the sides and rear overlooking the garden, double-glazed French doors to the side leading out to the garden, tiled flooring.

## Utility Room

5'5" x 4'7"

Coved ceiling with a pendant light, obscured leadlight double-glazed window to the side, wall-mounted Ideal combination boiler, space for a washing machine, space for a tumble dryer, space for a fridge freezer, radiator, tiled walls, tiled flooring.

## First Floor Landing

Coved ceiling, obscured leadlight double-glazed windows to the side, loft hatch, dado rails, carpet.

## Bedroom One

15'9" > 13'7" x 11'0"

Coved ceiling, leadlight double-glazed windows to the front, floor-to-ceiling fitted wardrobes, fitted dressing table with drawers, radiator, carpet.

## Bedroom Two

14'0" x 11'8"

Smooth coved ceiling with a pendant light, floor-to-ceiling fitted wardrobe, fitted dressing table with drawers, radiator, carpet, double-glazed patio doors to the rear leading out to the flat roof area offering views over the garden and the allotments to the rear.

## Bedroom Three

10'10" x 7'1"

Coved ceiling, leadlight double-glazed windows to the front, fitted dressing table with cupboards and drawers, radiator, real wood flooring.

## Family Bathroom

10'4" x 7'4"

Smooth coved ceiling with inset spotlights, obscured leadlight double-glazed windows to the rear, low-level WC, wall-hung wash basin, corner shower, corner bath, storage cupboard, heated towel rail, fully tiled walls, tiled flooring.

## West Backing Rear Garden

Commences with a raised patio area with the remainder laid to lawn, attractive flower bed borders, electric awning for shade, outside tap, access to garage.

## Attached Garage

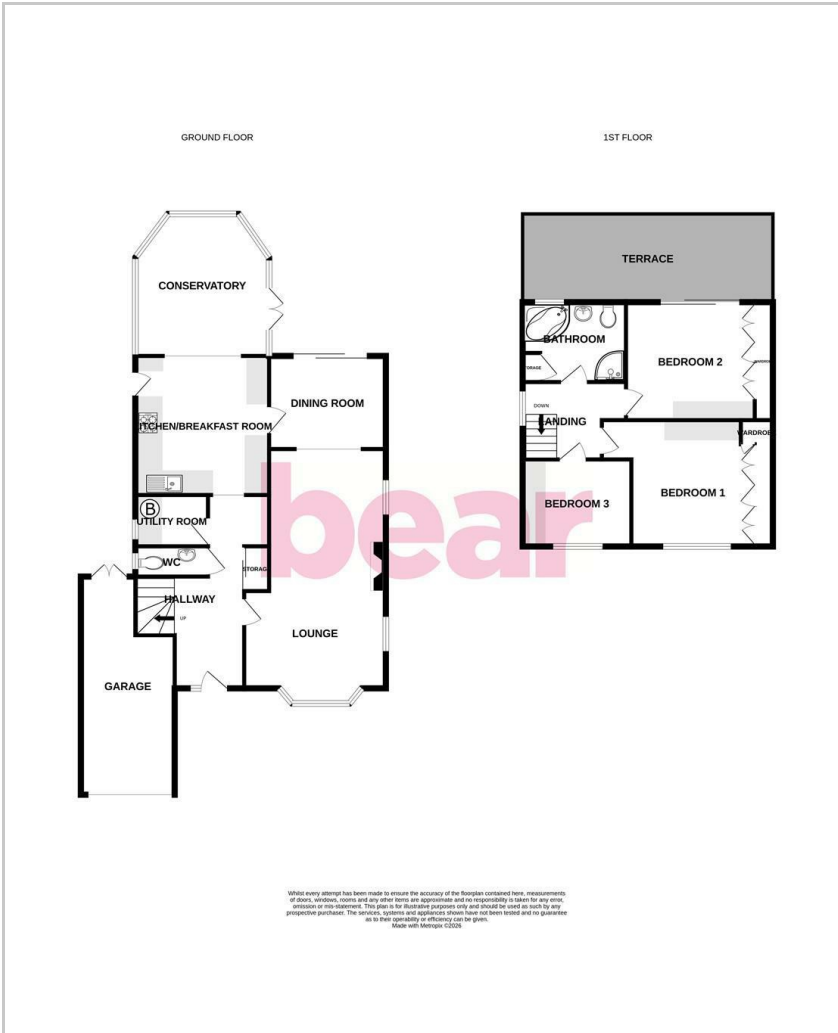
25'0" x 9'4" > 5'4"

Up and over doors to the front, leadlight window to the side, double-glazed French doors to the rear, giving access to the garden, power, light, pitched roof for extra storage.

## Agents Notes:



# 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

