



Brown & Brand



**Burlington Gardens**  
Hadleigh, Benfleet, SS7 2JJ

- Two Bedroom Semi detached bungalow
- Sought after tree lined turning
- South facing rear garden
- 27ft Lounge/diner

**Guide Price £425,000 to £450,000**





## Property Description

GUIDE PRICE...£425,000 - £450,000

Located in this sought after tree lined turning is this two-bedroom extended semidetached bungalow. Having undergone many improvements by the current vendor the accommodation offers entrance porch leading to entrance hallway, two double bedrooms, 3pc bathroom suite, 27ft lounge/diner and a stunning kitchen/diner. South facing rear garden. Garage and off-road parking.



## ACCOMMODATION COMPRISES

Approached via sliding patio door giving access to:

### PORCHE

Laminate flooring. Double glazed door giving access to:

### ENTRANCE HALL

Karndean flooring. Radiator. Loft access. Wall mounted thermostat control. Airing cupboard. Cupboard housing gas and electric metre. Door to:

### BEDROOM 1

13' 9" x 11' 5" (4.19m x 3.48m) Double Glazed window to front. Radiator. Carpet. Flat plastered ceiling with coving.



### BEDROOM 2

11' 5" x 11' 5" (3.48m x 3.48m) Double glazed window to front. Radiator. Laminate flooring. Flat plastered ceiling with coving.

### BATHROOM

Fitted in a 4-piece suite comprising low level W/C. Panelled bath. Shower cubicle. Wash hand basin inset to vanity unit. Tiling to all walls. Tiled floor. Heated towel rail. Flat plastered ceiling with inset spotlights. Obscure double-glazed window to side.



### LOUNGE/DINER

27' 4" x 11' 4" (8.33m x 3.15m) Double glazed French doors giving access to garden. Vaulted ceiling with Velux windows. Spotlights to ceiling. Radiator x2. Carpet. Electric feature fireplace. Flat plastered ceiling with coving.



### KITCHEN/DINER

16' 6" x 14' 6" (5.03m x 4.42m) The kitchen is beautifully fitted with shaker style units to both eye and ground level with laminate work surfaces over incorporating one and a half sink with mixer tap and drainer. Integrated dishwasher. Four ring electric hob with extractor fan above. Electric oven and grill. Space for large free-standing fridge/ freezer. Cupboard housing wall mounted boiler. Radiator. Karndean flooring. Flat plastered ceiling with inset spotlights. Double glazed French doors to rear. Double glazed window to rear.



## GARDEN

South facing rear garden with patio area. Remainder laid to lawn with tree and shrub borders. Outside tap. Gated side access.

## GARAGE

Up and over door with power and lighting



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used for such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is to be taken applicable or otherwise on the plans.  
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## Energy performance certificate (EPC)

14 BURLINGTON GARDENS HASELTON SS7 2JZ	Energy rating <b>D</b>	Valid until 19 March 2031
	Certificate number 2100-6317-3880-6052-6923	

Property type: Semi-detached bungalow  
Total floor area: 93 square metres

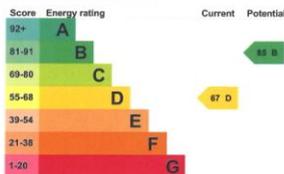
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions \(this page\)](#) [guidance on the regulations and exemptions \(this page\)](#) [guidance on the regulations and exemptions \(this page\)](#) [private rented property minimum energy efficiency standards \(landlord guidance\)](#)

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance