



**BROWN & BRAND**



**Bilton Road**  
Hadleigh, Benfleet, SS7 2HH

- Immaculate Three Bedroom Semi-Detached Bungalow
- Offered With No Onward Chain
- Main Bedroom With Three Piece En-Suite Shower Room
- Ample Off Road Parking

**Offers In Excess Of £475,000**



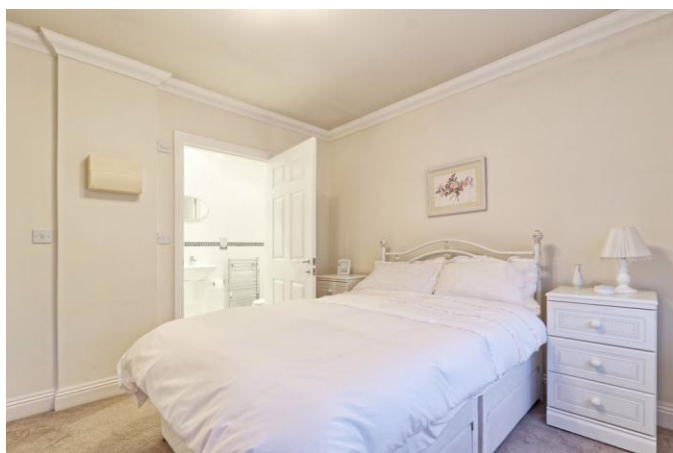




## Property Description

Brown and Brand are pleased to offer this immaculately presented three bedroom Semi Detached bungalow offered with NO ONWARD CHAIN.

The accommodation is spacious & provides entrance hall, large bedroom with its own three-piece en-suite shower room, separate three piece bathroom, second double bedroom & third bedroom/study. Spacious lounge with feature fireplace and French doors leading out to rear garden with also kitchen/breakfast room that is extensively fitted with integrated appliances. Good size unoverlooked rear garden & parking is via a blocked paved frontage for two to three vehicles. Close to all amenities and Hadleigh town centre.





## ACCOMMODATION

Approached via UPVC double glazed entrance door giving access through to:

## ENTRANCE HALLWAY

Solid wood flooring. Radiator. Smooth plastered ceiling with coving. Wall mounted thermostat. Alarm panel. Panelled doors giving access through to all rooms.

## BEDROOM ONE

12' 1" x 11' 8" (3.68m x 3.56m) UPVC double glazed leadlight bay window to front. Carpet. Radiator. Smooth plastered ceiling with coving. Panelled door giving access through to:



## EN SUITE SHOWER ROOM

Three piece suite comprising of a self contained shower cubicle with bi-folding door and shower over. Wall mounted wash hand basin and close coupled WC. Tiling to walls and floors. Smooth plastered ceiling with coving and inset spotlights. Ladder style radiator/towel rail. Extractor fan.

## BEDROOM TWO

13' x 10' 10" (Measurements taken inside of wardrobe)" (3.96m x 3.3m) UPVC double glazed leadlight window to front. Carpet. Radiator. Smooth plastered ceiling with coving. Fitted wardrobes across one wall with mirrored sliding doors.



## BEDROOM THREE/STUDY

9' 11" x 8' 8" (3.02m x 2.64m) UPVC double glazed leadlight window to flank. Carpet. Radiator. Smooth plastered ceiling with coving. Access to loft.

## BATHROOM

Fitted with a Three piece suite comprising of a panelled bath, close coupled WC and wash hand basin inset to vanity unit. Tiling to floor and walls. Radiator. Smooth plastered ceiling with inset spotlights. Extractor fan. Opaque UPVC double glazed leadlight window to flank.







### **KITCHEN/BREAKFAST ROOM**

14' 1" x 12' 10" (4.29m x 3.91m) Fitted in a range of high gloss white units offering cupboards and drawer packs to both ground and eye level with contrasting rolled edge work surfaces over. Inset stainless steel one and a half bowl single drainer sink unit with mixer taps over. Integrated electric oven and grill with separate gas four ring hob with stainless steel extractor hood over. Integrated fridge and freezer. Integrated washing machine. Tiled flooring. Radiator. Smooth plastered ceiling with coving and inset spotlighting. UPVC double glazed leadlight window to rear. Matching door to flank. Panelled door giving access to walk in storage/boiler cupboard also ideal for storage.



### **LOUNGE**

20' 5" x 10' 11" (6.22m x 3.33m) Solid wood flooring. Two radiators. Smooth plastered ceiling with coving. Feature fireplace with coal effect electric fire. UPVC double glazed leadlight French style doors leading out to rear garden with matching side panels.

### **EXTERNALLY**

#### **REAR GARDEN**

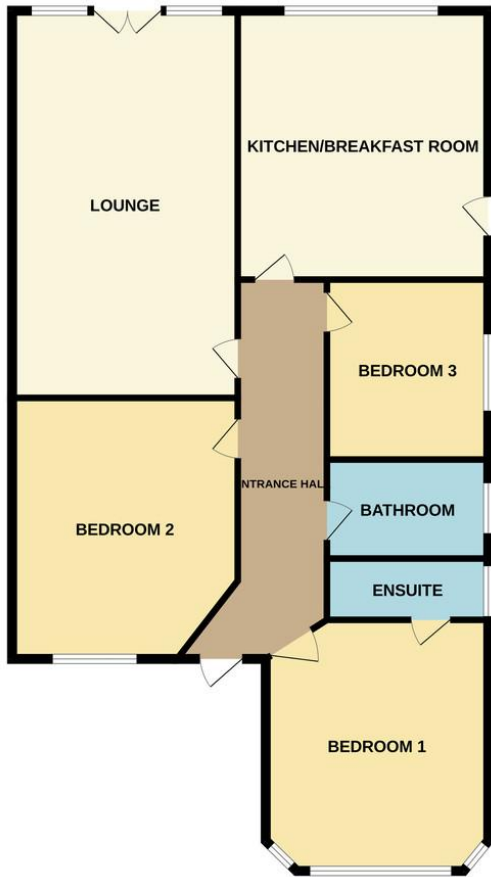
The property enjoys the benefit of a secluded rear garden which is approximately 60' in depth (unmeasured). Neatly laid lawn with privacy fencing with conifer hedging to rear. Raised decking area to immediate fore. Flower and shrub borders with concrete cobbled path leading to large wooden shed with power and light supplied. Block paved gated side access with privacy gate. Outside tap and power.

#### **PARKING**

Parking is provided via a block paved frontage providing off street parking for at least two to three vehicles bordered by boundary brick wall with wrought iron inserts, picket fencing and boundary walls.



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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## Energy performance certificate (EPC)

28 Bilton Road SHEPHEAR SS7 2HR	Energy rating <b>C</b>	Valid until 16 December 2034
		Certificate number 2920-9025-0320-3093-1473

Property type Semi-detached bungalow

Total floor area 89 square metres

### Rules on letting this property

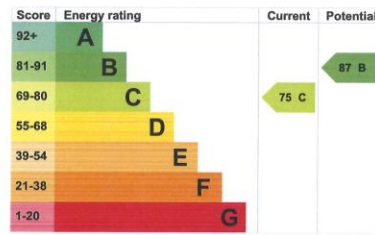
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions). <https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions>. <https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions>

### Energy rating and score

This property's energy rating is C. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2920-9025-0320-3093-1473>

1/4



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.