



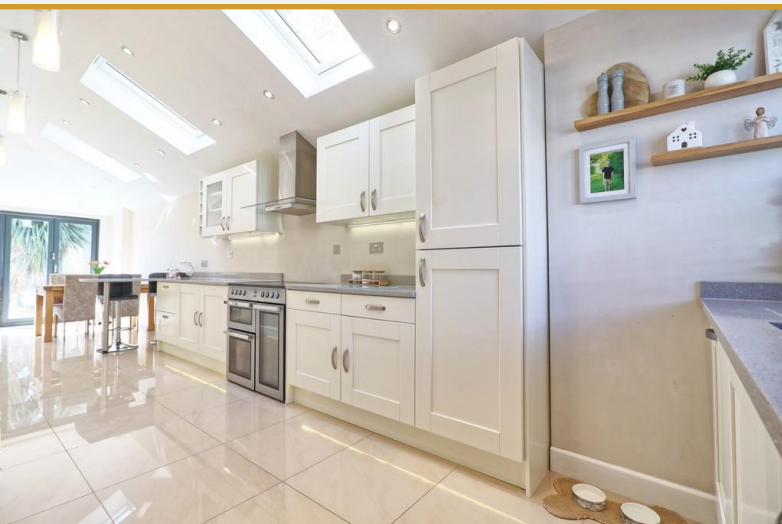
Brown & Brand



**Daws Heath Road**  
Hadleigh, Benfleet, SS7 2TY

- Three Bedroom Link Detached House
- Located In The Heart Of Daws Heath
- No On ward Chain
- Open Planned Kitchen/Dining Room

**£525,000**





## Property Description

BROWN & BRAND are delighted to present this exceptional three-bedroom link-detached family home, located in the highly sought-after area of Daws Heath. This beautifully presented property offers a welcoming entrance area, leading into an open-plan kitchen/diner, complete with integrated appliances, stunning granite worktops, and bi-folding doors that open out to the rear garden. The spacious lounge provides ample living space, while the ground floor also features a utility room and a convenient WC. Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece family bathroom.

The south-facing rear garden is perfect for outdoor entertaining and relaxation. Parking is provided through electric gates leading to a block-paved driveway, offering space for 3-4 cars. The property is being sold with no onward chain, making for a smooth and straightforward purchase.





## ACCOMMODATION COMPRISES

Approached via composite entrance door giving access to:

### ENTRANCE HALLWAY

A bright and open planned hallway. Tiled flooring. Double glazed window to front. Smooth plastered ceiling with inset spotlights. Door giving access through to:

### UTILITY ROOM

6' 9" x 3' 2" (2.06m x 0.97m) Double glazed window to side. Tiled flooring. Space and plumbing for washing machine.



### DOWNSTAIRS CLOAKROOM

Modern two-piece suite comprising low flush WC. Wall mounted sink unit. Tiled flooring. Partly tiled walls.

### KITCHEN/DINING ROOM

32' 5" x 11' 3" (9.88m x 3.43m) A stunning open planned dual aspect room with high vaulted ceiling & velux windows. The kitchen is beautifully fitted with modern eye and base level units with granite work tops over incorporating stainless steel sink unit with tap and drainer. Pendant lighting. Integrated fridge/ freezer. Integrated dishwasher. Range cooker with five ring electric hob over and extractor fan above. Upright radiator. Radiator. Breakfast bar. Bi-folding doors leading to rear garden. Under stairs storage cupboard.



### LOUNGE

25' 3" x 14' 5" (7.7m x 4.39m) Double glazed window to front with shutter blinds. Smooth plastered ceiling with coving with lighting above. Radiator. Carpet. Feature fireplace with log effect electric fire. Double glazed French doors giving access to garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to side. Fitted carpet. Loft access (Housing combination boiler). Storage cupboard. Doors giving access through to:

### FAMILY BATHROOM

Three-piece suite comprising low flush WC. Vanity sink unit with mixer tap over. Panelled bath with shower attachment over. Double glazed opaque window to rear. Heated towel/radiator rail. Partly tiled walls. Spotlights to ceiling.





### BEDROOM ONE

12' 3" x 9' 8" (3.73m x 2.95m) Double glazed window to front. Radiator. Fitted carpet. Smooth plastered ceiling.

### BEDROOM TWO

12' 9" x 9' 9" (3.89m x 2.97m) Double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobe. Textured ceiling with coving.

### BEDROOM THREE

9' 2" x 7' 5" (2.79m x 2.26m) Double glazed window to front. Radiator. Carpet

### EXTERNALLY

#### REAR GARDEN

The rear garden is south facing with a patio area to immediate fore with remainder laid to lawn. Privacy fencing. Outside tap. Storage unit. Summer house with power and lighting.

#### PARKING

Parking is accessed via electric gates leading to a block paved driveway providing parking for 3-4 cars.



**Energy performance certificate (EPC)**

22 LONDON ROAD HADLEIGH ESSEX SS7 2RD	Energy rating <b>D</b>	Valid until 17 January 2031
		Certificate number 2150-1028-6090-4002-5991

Property type: Semi-detached house  
Total floor area: 110 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

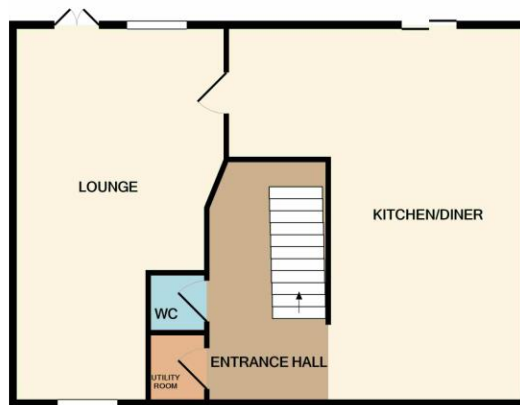
**Energy rating and score**

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

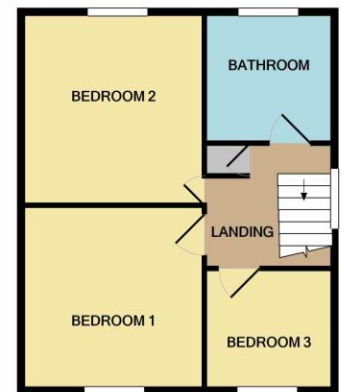
This property's energy rating is D. It has the potential to be C.

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 50



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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