



Brown & Brand



Southfield Drive
Hadleigh, Benfleet, SS7 2NT

- Vacant 2 bed semi bungalow in quiet Daws Heath Cul-de -sac
- Ideal project as requires updating
- Extended lounge
- Extended kitchen

Guide Price £300,000 to £315,000





Property Description

GUIDE PRICE £300,000-£315,000

Situated in a quiet and desirable turning in sought-after Daws Heath, this vacant two-bedroom semi-detached bungalow presents a fantastic opportunity for buyers looking to put their own stamp on a property.

The accommodation comprises an entrance hall, two well-proportioned bedrooms, with the master featuring a charming bay window, and a rear extension, adding valuable space to both the kitchen and lounge.

Externally, the generous rear garden includes various outbuildings, providing excellent storage or potential for conversion. To the front, an independent driveway offers convenient off-street parking.

While the property does require general upgrading and improvement works, this has been more than reflected in the competitive asking price, making it an excellent prospect for those seeking a renovation project in a prime location. Early viewing is highly recommended to fully appreciate the potential this home has to offer!





ACCOMMODATION

accommodation approached via side entrance door giving access through to

ENTRANCE HALL

Wood effect flooring. Access to loft. Radiator. Doors to all rooms.

SHOWER ROOM

Fitted in a three-piece suite comprising corner shower cubicle with electric shower pedestal wash hand basin inset to vanity unit and close coupled WC. Tiled floor. Tiling to all walls to head height. Obscure double-glazed window to rear. Extractor fan. Stainless steel towel rail/radiator



KITCHEN

16' 9" x 5' 7" (5.11 m x 1.7m) Fitted in a range of kitchen cupboards to ground and eye level with contrasting Roll edge work tops is over. Inset stainless steel one and a half bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine. Space for freestanding cooker and fridge freezer. Tiled floor. Tiled splashback. Double glazed window to rear. Stable style door and window to side. Wall mounted boiler for central heating and hot water.



BEDROOM 2

9' 9" x 8' 5" (2.97 m x 2.57m) Carpet. Radiator. Double glazed led light window to front. Flat plastered ceiling.

LOUNGE

20' 7" x 9' 9" (6.27 m x 2.97m) Exposed stained floorboards. Two radiators. Double glazed patio doors to rear. Flat plastered ceiling. Corner tiled gas fire.



BEROOM 1

11' 5" x 9' 9" (3.48 m x 2.97m) carpet. Radiator. Double glazed led light bay window to front.



EXTERNALLY

REAR GARDEN

Approximately 50 feet in depth (Unmeasured)
Laid to lawn with paved patio area and central path.
Privacy fencing. Two brick Built outbuildings with windows and doors. Further shed/Avary.

FRONT GARDEN

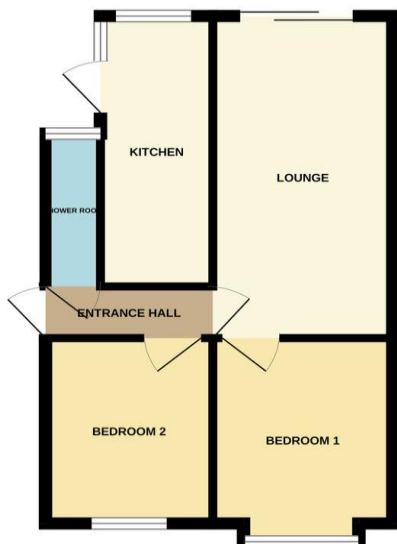
Laid to lawn with fencing.

PARKING

Crazy paved driveway to front providing off street parking for one vehicle.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs 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)

17 Gosfield Drive SEAFIELD SS7 2NT	Energy rating D	Valid until: 24 February 2038 Certificate number: 0330-2824-6420-2125-8765
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Property type: Semi-detached bungalow
Total floor area: 51 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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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

