



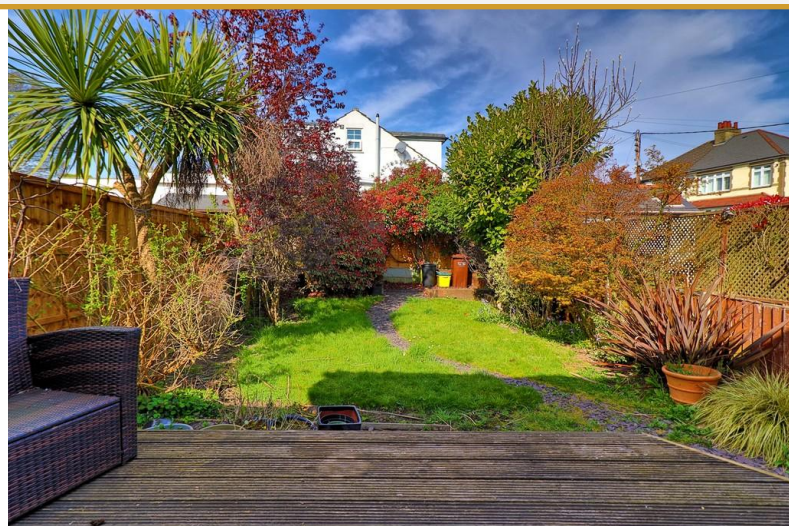
Brown & Brand



Woodfield Road
, Hadleigh, SS7 2EQ

- Well Presented Two Bedroom Semi Detached Bungalow
- Offered With No Onward Chain
- Large Kitchen/Dining Area Overlooking Rear Garden
- Three Piece Shower Room

£350,000





Property Description

Beautifully Presented One/Two Bedroom Semi-Detached Bungalow – No Onward Chain

Welcome to this immaculately presented one/two-bedroom semi-detached bungalow, ideally positioned on the Hadleigh/Leigh-on-Sea borders along sought-after Woodfield Road. Offered with no onward chain, this charming home features a spacious open-plan kitchen/sitting room area, two well-proportioned bedrooms (with the option to use one as an additional reception room), and a stylish modern three-piece shower suite.

The property also benefits from a west-facing rear garden, perfect for afternoon sun, as well as off-street parking to the front. Further highlights include UPVC double glazing throughout, gas central heating via a recently installed combination boiler.

Ideally located just a short stroll from Belfairs Woods, local shops, and Hadleigh Town Centre, with Leigh Station, bus routes, and major road links all easily accessible. Outstanding local schools are also nearby, making this a fantastic opportunity for a range of buyers. Early viewings highly recommended.



ENTRANCE PORCH

Entrance via modern composite door. Fitted coir mat. Smooth plastered with ceiling with inset spotlight. Wood effect laminate flooring. Alarm keypad. Opaque glazed door giving access through to:

ENTRANCE HALLWAY

Wood Laminate flooring. Radiator with decorative cover and shelving unit. Loft access. Smooth plastered ceiling inset with spotlights. Doors giving access through to:



LOUNGE/BEDROOM ONE

16' 2" x 12' 2" (4.93m x 3.71m) Large Double glazed bay window to front fitted with plantation shutters. Carpet. Radiator. Smooth plastered ceiling with pendant light.

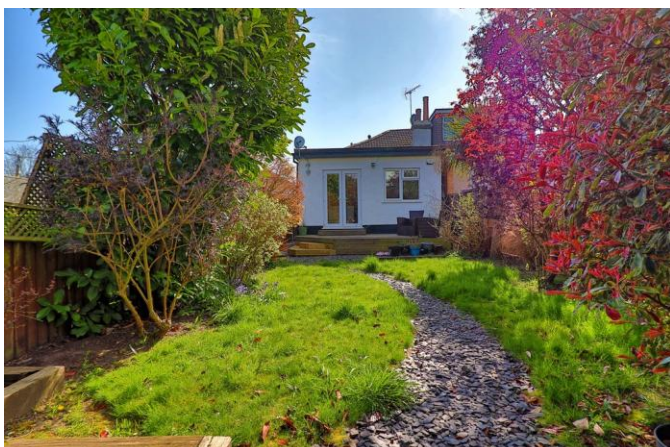
BEDROOM TWO

12' 5" x 9' 8" (3.78m x 2.95m) Double glazed window to flank. Smooth plastered ceiling with pendant light. Radiator.



KITCHEN/DINING AREA

17' 5" x 16' 0" (5.31m x 4.88m) Fitted kitchen comprising stainless steel sink and drainer with mixer tap over into inset range of roll edge work tops with cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, space and plumbing for dishwasher, integrated oven with four ring gas hob above and extractor over, space for tall fridge/freezer, laminate flooring, power points, tiled splash backs, smooth plastered ceiling with inset spot lights, radiator, further storage cupboards, TV point, UPVC double glazed French doors to rear providing access to rear garden, UPVC double glazed window to side.



SHOWER ROOM

Three-piece suite comprising large shower cubicle with rainforest style shower over and handheld attachment, low flush W.C, pedestal wash basin with taps over, tiled floor and walls, smooth plastered ceiling with inset spotlights, ladder style heated towel radiator and extractor fan. Double glazed opaque window to flank.



EXTERNALLY

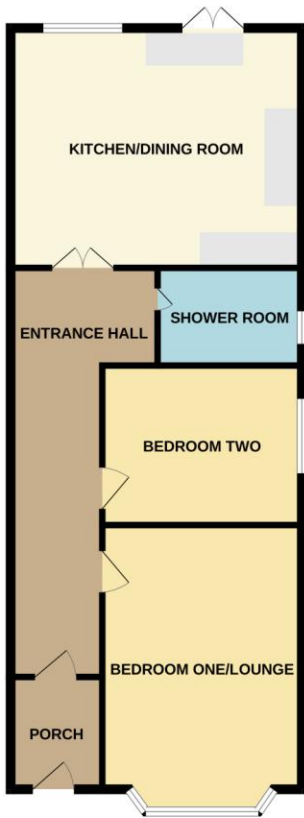
REAR GARDEN

The property offers a delightful west-facing rear garden, ideal for enjoying the afternoon sun. It begins with an elevated decked area, perfect for outdoor seating and entertaining. Steps lead down to a well-maintained lawn, bordered by mature planting. A pathway runs alongside the garden and continues to the side of the property, offering convenient side access via a timber gate. Additional features include a timber storage shed at the far end, fencing to all boundaries for privacy, and an outside tap for garden maintenance.

FRONT GARDEN

Drive way providing ample off-street parking with pathway to the side leading to the property and gated side access.

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)

44 Woodcote Road Essex SS7 2SD	Energy rating D	Valid until 30 January 2030
		Certificate number 9898-1209-6025-4410-0004

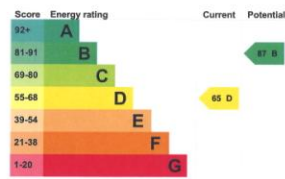
Property type: Semi-detached bungalow
Total floor area: 62 square metres

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 [2018 Change and what landlords need to do to avoid penalties minimum energy efficiency standard \(MEES\) guide 2018](#)

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