



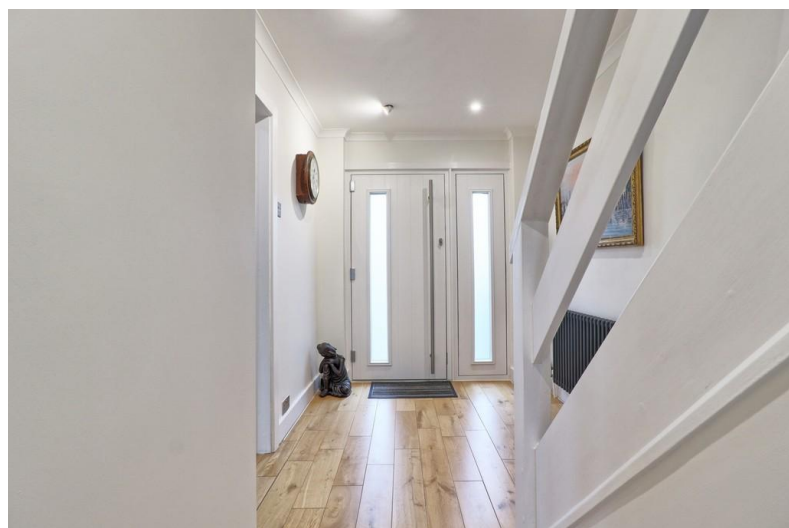
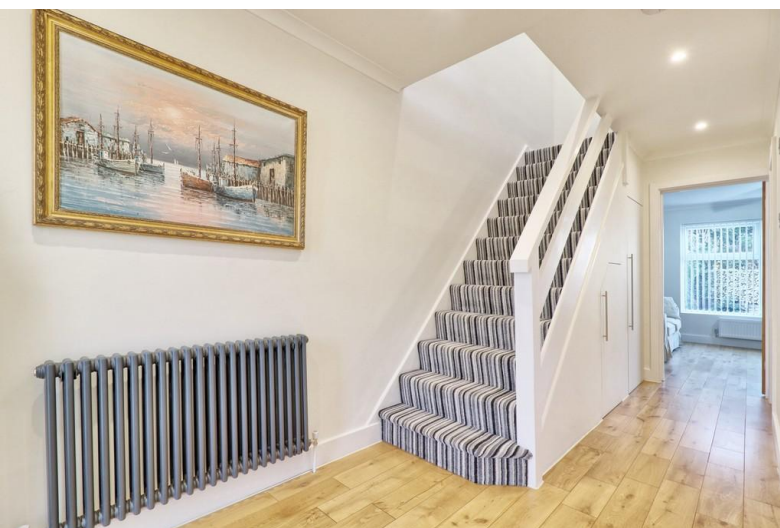
Brown & Brand



The Crescent
Hadleigh, Benfleet, SS7 2HE

- Immaculate Three-bedroom family home
- Luxury four-piece bathroom with double walk-in shower
- Wrap around west facing garden
- Lounge to rear with underfloor heating

Offers In Excess of £425,000





Property Description

Situated in a sought-after turning close to Hadleigh town centre and local schools, this beautifully presented three-bedroom semi-detached home has been extensively improved by the current owners.

Upon entering, you're welcomed by a spacious and inviting hallway. The ground floor features a well-proportioned kitchen/diner perfect for family meals, along with a contemporary shower room. The lounge, located at the rear of the property, boasts underfloor heating for added comfort and enjoys views over the garden.

Upstairs, there are three bedrooms and a luxurious four-piece bathroom suite, offering both style and functionality.

Externally, the property benefits from a wraparound west-facing garden, perfect for outdoor entertaining. Additionally, there's off-street parking for two cars, adding to the convenience of this ideal family home.



ACCOMMODATION COMPRISES

Approached via double glazed composite door with obscure panelling to side giving access to:

ENTRANCE HALLWAY

Wooden flooring, radiator, wall mounted thermostat control, smooth plastered ceiling with inset spotlights, coving, large under stairs storage cupboard, stairs to first floor, door to:

KITCHEN/DINER

17' 10" x 7' 8" (5.44m x 2.34m) Beautifully fitted kitchen with white gloss units to both eye and ground level with laminate work surfaces over incorporating stainless steel sink unit. Four ring induction hob with of extractor fan above, integrated dishwasher, space and plumbing for washing machine, double electric oven and grill. Smooth plastered ceiling with inset spotlights, wooden flooring, radiator, double glazed French doors giving access to garden.

SHOWER ROOM

Modern three-piece suite comprising vanity sink unit with mixer tap, low flush WC, shower cubicle with fully tiled walls, wooden flooring, radiator.

LOUNGE

14' 7" x 10' 5" (4.44m x 3.18m) Double glazed window to rear, wooden flooring, radiator, smooth plastered ceiling, under floor heating, ceiling fan.

FIRST FLOOR ACCOMODATION

LANDING

Fitted carpet, smooth plastered ceiling with spotlights and coving, loft access, radiator, door to:

BEDROOM 1

10' 8" x 15' 2" (3.25m x 4.62m) Double glazed window to rear, radiator, fitted carpet, smooth plastered ceiling with inset spotlights and coving.

BEDROOM 2

8' 9" x 7' 9" (2.67m x 2.36m) Double glazed window to front with views over park, fitted carpet. Radiator.

BEDROOM 3

Double glaze window to front with views over park, radiator, carpet, smooth plastered ceiling.

BATHROOM

Modern four piece suite comprising large bath, WC, vanity sink unit with mixer tap . Double walk-in shower with tiled walls, smooth plastered ceiling with inset spotlights, tiled flooring, partly tiled walls, obscured double glaze window side.

REAR GARDEN

Large wrap around west facing rear garden, mainly laid to lawn with flowerbed and shrub borders. Raised decked area. 2 X electric points. 2 x sheds. Privacy fencing.



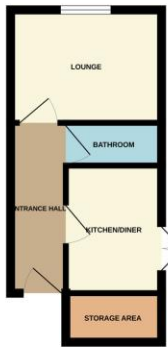


STORAGE UNIT

8' 7" x 3' 2" (2.62m x 0.97m) Electric roller door. Wall mounted boiler.



GROUND FLOOR
206 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR
152 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA: 358 sq.ft. (33.1 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor plan, the dimensions of the rooms, areas and the plot area are approximate and are not intended to be used as a basis for any legal proceedings. The floor plan is for information only and should not be used as a basis for any legal proceedings. The floor plan is for information only and should not be used as a basis for any legal proceedings. The floor plan is for information only and should not be used as a basis for any legal proceedings.

Energy performance certificate (EPC)

12122 Energy Rating	Energy rating	Current	41.9
12122 Energy Rating	Energy rating	Potential	71.0

Property type: Semi-detached house
 Total floor area: 358 square metres

Rules on letting this property

Energy rating and score

The property's average rating is C. The better the rating and score, the lower your energy bills are likely to be.

Score	Energy rating	Current	Potential
92+	A+		
81-91	A		
69-80	B		
55-68	C	41.9	71.0
39-54	D		
21-38	E		
1-20	F		
	G		

For purposes in England and Wales:

- The average energy rating is C.
- The average energy score is 60.