



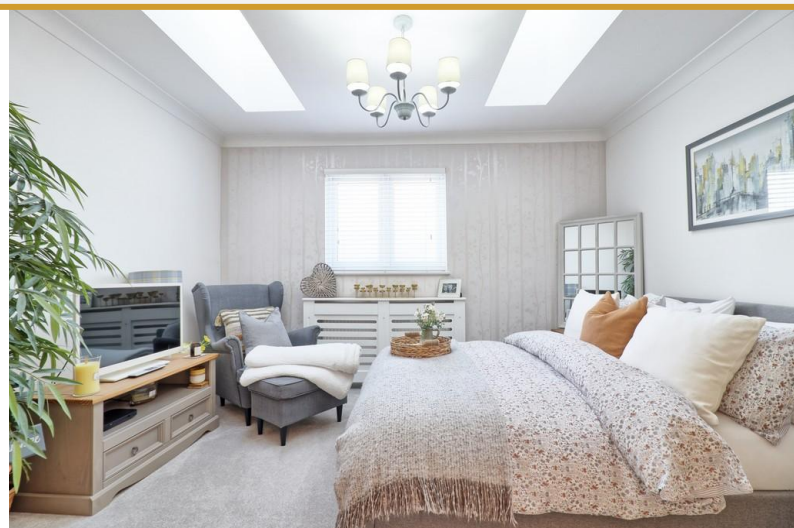
Brown & Brand



**Beresford Gardens**  
Hadleigh, Benfleet, SS7 2SA

- Close to local woodland, schools, and shops,
- Generously proportioned five-bedroom detached house
- This property has undergone extensive renovations and upgrades to an exceptional standard.
- Extensive parking is available

**Guide Price £900,000 to £950,000**



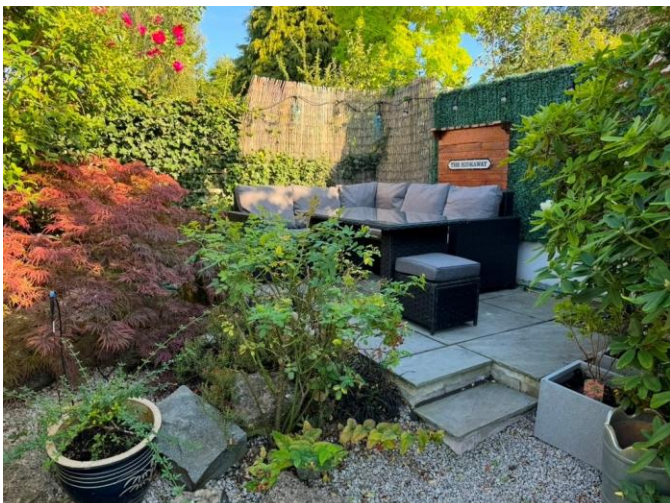


#### GUIDE PRICE OF £900,000 TO £950,000

Situated in a sought-after area close to local woodland, schools, and shops, this impressive and generously proportioned five-bedroom detached house has undergone extensive renovations and upgrades to an exceptional standard.

Upon entry, you are greeted by a spacious entrance hall with a staircase leading to the first floor. The ground floor offers a variety of versatile spaces, including a bright and airy sitting room, a gym/bedroom, study and a cinema room-ideal for family entertainment. The expansive lounge and dining area flows effortlessly through bi-fold doors to the private garden, creating the perfect indoor-outdoor living experience. The extensively fitted kitchen boasts composite worktops and integrated appliances, complemented by a separate utility room for added convenience. Upstairs, the half-gallery landing leads to four generously sized double bedrooms. The master suite is a standout feature, offering twin dressing rooms and is adjacent to a luxurious shower room. The family bathroom is a four-piece suite which is fully tiled. The south-facing garden is private and unoverlooked, providing a tranquil outdoor space to enjoy year-round. Extensive parking is available, with a sweeping in-and-out driveway and a long independent side drive leading to a detached garage.

Properties of this size and in such exceptional condition are rarely available, making this must-see. We highly recommend an early appointment to view.





## ACCOMMODATION

approached via composite panelled entrance door giving access through to

## SPACIOUS ENTRANCE HALL

Tiled entrance with coconut mat. Wood effect flooring. Panelling to Dado rail height. Flat plastered ceiling with coving. Oak and glazed doors to all rooms. Access to stairs to 1st floor landing with fitted carpet and wooden balustrading. Access to under stairs storage.



## CLOAKROOM

Fitted in a white two-piece suite comprising close coupled WC and wash hand basin and inset to vanity unit. Tiled floor. Tiled to all walls to chest height Flat plastered ceiling with coving and spotlights.

## BEDROOM/GYM

13' 9" x 13' 6" (4.19m x 4.11m) Wood effect flooring. Radiator. Flat plastered ceiling with coving. Double glazed bay window to front with shutters

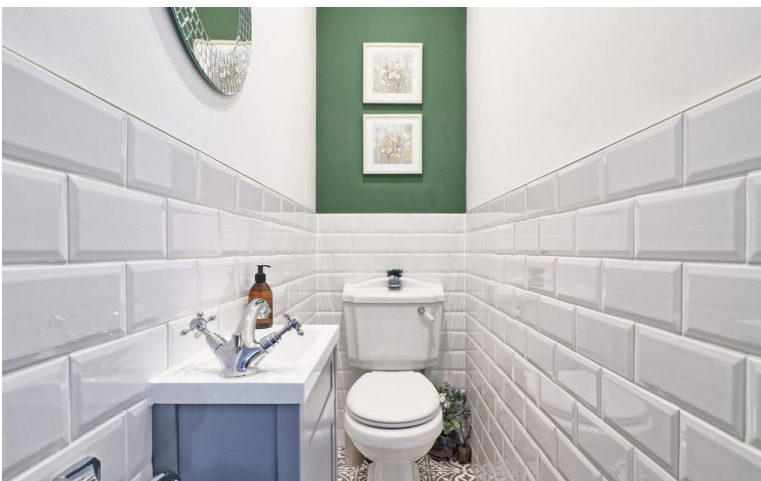


## SITTING ROOM

13' 6" x 11' 9" (4.11m x 3.58m) carpet. Radiator behind cover. Flat plastered ceiling with coving. Double glazed window to front with shutters. Central chimney breast with hearth and insert.

## STUDY

11' 8" x 9' 2" (3.56m x 2.79m) Wood effect flooring. Radiator behind cover. Double glazed window to side. Flat plastered ceiling with coving



## CINEMA ROOM

16' 1" x 16' 2 (max measurement") (4.9m x 4.93m) Wood effect flooring. Raised area for cinema seating. Flat plastered ceiling with coving. Double glazed door to front. Double glazed window to side.



## **LOUNGE/DINER**

29' 3" x 17' 3" (8.92m x 5.26m) Wood effect flooring. Radiator. Second radiator behind cover. Flat plastered ceiling with coving and spotlights. Four bi folding double-glazed doors to rear. Door to utility room. Open archway to

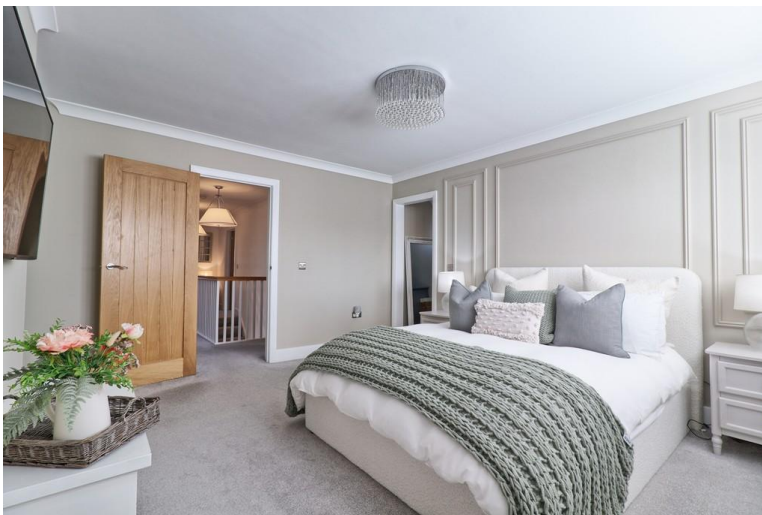
## **KITCHEN BREAKFAST ROOM**

10' 7" x 11' 1" (3.23m x 3.38m) fitted in a range of modern-coloured units offering cupboards and drawer packs to both ground and eyelevel with composite worktops over. Inset butler style sink with mixer tap. Space for freestanding range master style cooker with glass splashback and extractor hood. Integrated dishwasher. Integrated fridge. Tiled floor. Tiled splashback. Double glazed window to side. Double glazed bay window to rear with shutters. Flat plastered ceiling with spotlights. Breakfast bar in matching composite worktop with seating for two people.



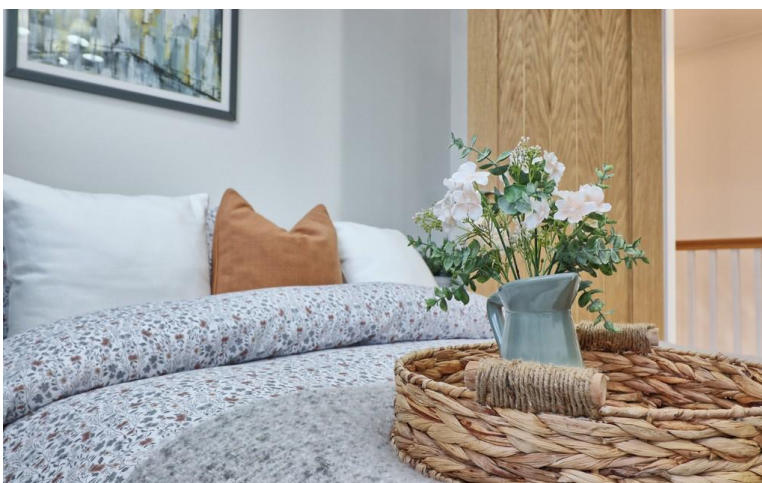
## **UTILITY ROOM**

12' 3" x 5' 3" (3.73m x 1.6m) Fitted into a range of coloured kitchen units to ground and eye level with wooden worktop over. Space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer. Integrated microwave. Wall mounted boiler for central heating and hot water systems. Double glazed door to rear. Flat plastered ceiling with coving and extractor.



## **FIRST FLOOR LANDING**

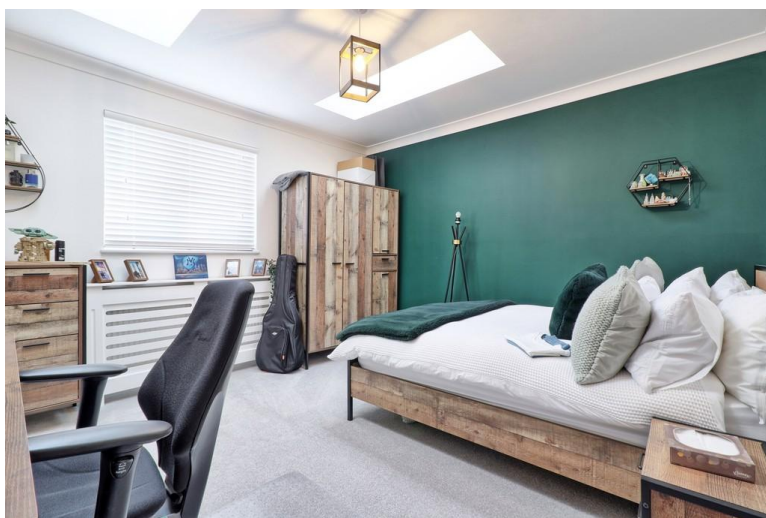
Half gallery design with fitted carpet and wooden balustrade. Doors to all rooms. Flat plastered ceiling with coving and access to boarded and insulated loft with pull down loft ladder.





### **FAMILY BATHROOM**

fitted in a contemporary white four-piece suite comprising panel bath with antique style mixer shower attachment, self-contained shower cubicle with glass screen and plumbed in shower close coupled WC and wash hand basin inset to vanity unit. Tiled floor and walls. Stainless steel towel rail/radiator. double glazed obscure window to side. Extractor fan. Flat plaster ceiling with spotlights and skylight window.



### **BEDROOM ONE**

14' 8" x 13' 8" (4.47m x 4.17m) Carpet. Double glazed window to rear with shutters. Panelling to one wall. Archway to both dressing rooms. Room features two dressing rooms both offering storage and hanging space and access to eave storage. One has potential for door to be installed into adjacent shower room.

### **SHOWER ROOM**

fitted in a four-piece suite comprising walk-in shower cubicle with twin head plumbed in shower, twin wash and basin inset vanity unit and close coupled WC. Tiled floor and walls. Obscure double glaze window to side. Flat plastered ceiling with spotlights and extractor. Skylight window. Stainless steel towel rail/radiator.



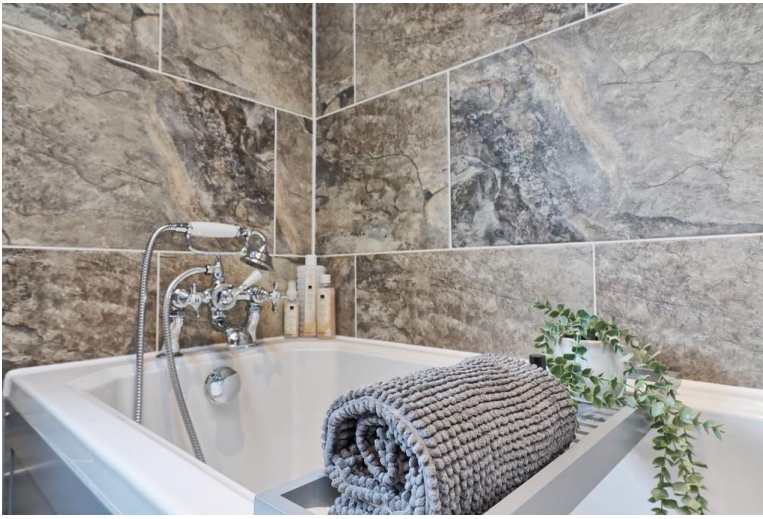
### **BEDROOM TWO**

12' 3" x 10' 2" (3.73m x 3.1 m) Carpet. Radiator behind cover. Obscure double-glazed window to side. Flat plastered ceiling with twin skylight windows.



### **BEDROOM THREE**

12' 1" x 11' 8" (3.68m x 3.56m) Carpet. Radiator behind cover. Obscure double-glazed window to side. Flat plastered ceiling with coving with twin skylight windows. Access to eaves storage.



#### **BEDROOM FOUR**

16' 9" x 7' 8" (5.11m x 2.34m) carpet. Radiator behind cover. Double glazed window to front with shutters. Access to eaves storage. Range of built-in wardrobes to one wall. Flat plastered ceiling.

#### **EXTERNALLY**

#### **REAR GARDEN**

A secluded and unlooked south facing rear garden.

Laid to lawn with mature tree flower shrub and hedge borders with privacy fencing. Two patio areas. Raised Terrace area to rear. Second raised terrace area. External tap and lighting.

#### **PARKING**

Extensive Parking is provided via a block paved sweeping in out driveway with Matching block paved driveway to side leading to a detached pitched roof double door garage. Electric car charging point

#### **FRONT GARDEN**

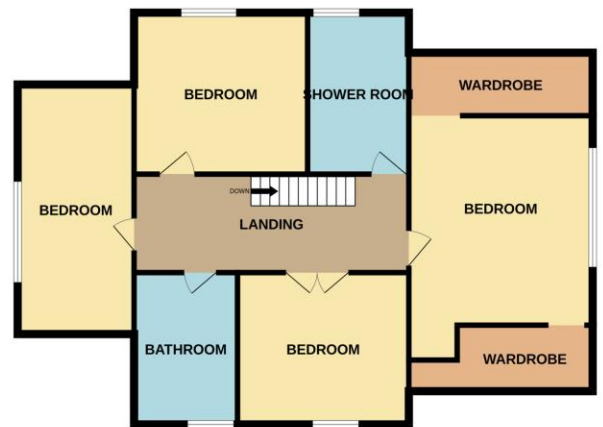
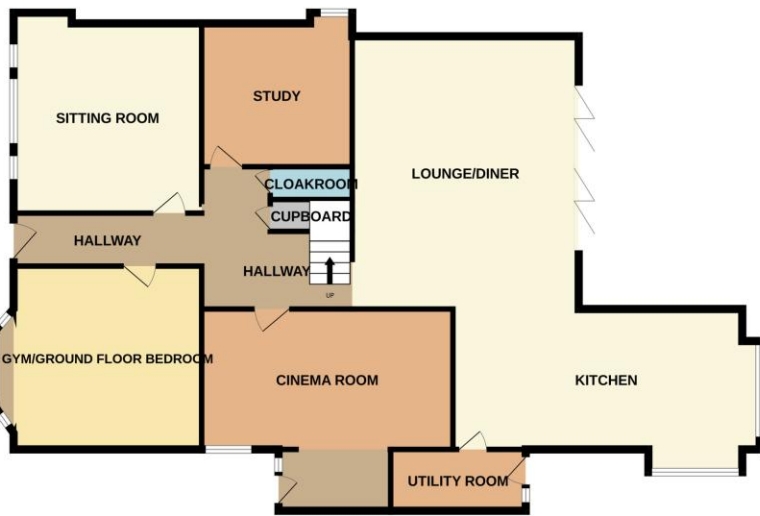
Laid to lawn with mature tree and scrub borders with boundary walls. External lighting.





GROUND FLOOR

1ST 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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10/10/25, 4:12 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

35, Bessford Gardens BENFLEET SS17 7DA	<b>Energy rating</b> <b>D</b>	Valid until: 30 October 2026 Certificate number: 8276-7120-4549-8848-3026
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Property type: Detached house  
Total floor area: 162 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**

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

[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

<https://find-energy-certificates.service.gov.uk/energy-certificates/8276-7120-4549-8848-3026/print-out> 1/5



221 London Road  
Hadleigh  
Essex  
SS7 2RD

www.brownbrand.co.uk  
sales@brownbrand.com  
01702 552966

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