



Brown & Brand



**St. Marks Road**  
Hadleigh, Benfleet, SS7 2PU

- Two Bedroom Semi Detached Bungalow
- Close to Hadleigh Country Park
- Two Large workshops with drive through garage
- No onward chain

**Guide Price £400,000 to £425,000**







## Property Description

Situated in a highly sought-after turning, just moments from Hadleigh Country Park and the town centre, this beautifully presented two-bedroom semi-detached bungalow offers the perfect blend of character and contemporary comfort. Internally, the home boasts an inviting entrance hallway, leading to a charming front-facing lounge with a feature fireplace and a cosy log burner-ideal for relaxing evenings. There are two generously sized double bedrooms, both tastefully decorated, along with a modern and stylish three-piece bathroom suite. To the rear of the property, a separate dining room opens into a sleek, contemporary fitted kitchen-perfect for both everyday living and entertaining. Externally, the property continues to impress. A spacious front driveway provides ample off-road parking and leads to a rare drive-through garage, offering excellent versatility. This garage opens into two substantial workshops, ideal for car, bike or boat storage, or as a dedicated space for hobbyists, creatives or tradespeople. Offered with no onward chain, this is a rare opportunity to secure a move-in-ready, character-filled home in a prime Hadleigh location, with excellent local amenities, parks, and transport links close by.







## ACCOMMODATION

Approached via wooden door with obscure stain glass panelling giving access to

## ENTRANCE HALLWAY

13' 2" x 3' 7" (4.01m x 1.09m) Wooden flooring, wall mounted thermostat control, loft access, radiator, cupboard housing electric meter, door to

## LOUNGE

13' 1" x 11' 9" (3.99m x 3.58m) Double glazed window to front, radiator, wooden flooring, feature fireplace with log burner, TV point.



## BEDROOM ONE

13' 9 (into bay)" x 12' 1" (4.19m x 3.68m) Double glazed bay window to front, fitted carpet, radiator, smooth plastered ceiling.

## BEDROOM TWO

12' x 8' 4 (plus wardrobes)" (3.66m x 2.54m) Double glazed window to rear, radiator, fitted carpet, fitted wardrobes.



## BATHROOM

Three-piece suite comprising sink unit, WC, bath with shower attachment, cupboard housing wall mounted boiler, tiled walls, tiled flooring.

## DINING ROOM

11' 10" x 13' 9" (3.61m x 4.19m) Double glazed patio doors giving access to garden, fitted carpet, radiator, doorway to

## KITCHEN

11' 4" x 6' 8" (3.45m x 2.03m) Kitchen is fitted with modern eye and base units with work surfaces over incorporating stainless steel sink unit with tap and drainer, large range master oven with five ring gas hob over and extractor fan above, washing machine, integrated dishwasher, coving to ceiling, integrated fridge and freezer, tiled splashbacks, tiled flooring, smooth plastered ceiling with coving, double glazed window to rear.

## EXTERNALLY

## GARDEN

The rear garden is approximately 90 (un-measured ) and has a patio area with remainder laid to lawn, outside tap, water butt, privacy fencing , mature tree and shrub borders.





## GARAGE

Drive through garage with concrete pathway leading to

## WORK SHOP

25' x 9' (7.62m x 2.74m) Door with power and lighting

## DOUBLE WORKSHOP

21' 4" x 23' 6" (6.5m x 7.16m) Gated doors with power and lighting. Ideal for storing cars/ boats/motor bikes.

## DRIVEWAY

Parking to front for two cars



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

Energy performance certificate (EPC)

36 St Marks Road BENFLEET SS7 2PU	Energy rating	Valid until: 8 July 2035
	D	Certificate number: 0114-3052-4203-4115-5200

Property type Semi-detached bungalow

Total floor area 75 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



TOTAL FLOOR AREA: 422 sq.ft. (39.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all doors, windows, rooms and any other items and approximations 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.