



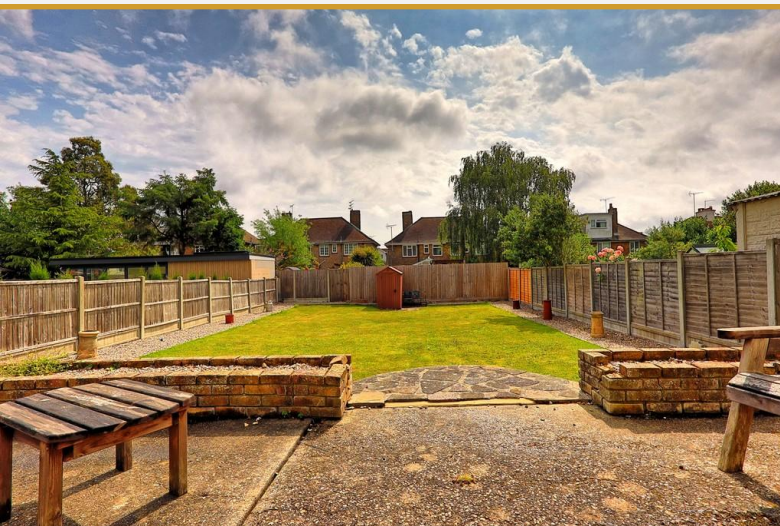
Brown & Brand



Bilton Road
Hadleigh, Benfleet, SS7 2HH

- Deceiving & extended detached 3-bedroom bungalow
- Lots of potential to extend into the roof (STP)
- 2 receptions
- Modern kitchen & shower room

£450,000





Property Description

Located centrally within easy reach of Hadleigh town centre, schools, and shops, this attractive double bay-fronted, three-bedroom detached bungalow offers comfortable and versatile living accommodation. The property features an inviting entrance hall leading to two spacious double bedrooms at the front, both with bay windows and charming feature fireplaces. The third double bedroom is situated to the rear, providing a peaceful outlook. A separate dining room opens into an attractive lounge boasting a feature fireplace and French doors that lead directly to the rear garden, creating a lovely flow for both everyday living and entertaining. The well-appointed fitted kitchen offers ample space for most appliances. The modern bathroom includes a three-piece suite with a contemporary twin-head shower, enhancing the overall appeal. Outside, the rear garden extends to approximately 75 feet in depth (unmeasured), providing a generous outdoor space for relaxation or gardening. Parking is convenient with an attached single garage, additional hardstanding at the front, and a driveway offering further off-road parking. Additional benefits include double glazing and upgraded central heating, making this a comfortable and energy-efficient home. We highly recommend an early appointment to view this delightful bungalow.





ACCOMMODATION

Approached via double glazed led light entrance door giving access through to

ENTRANCE HALL

Wood effect flooring. Panelled doors to all rooms. Dado rail. Wall mounted cupboard housing trip switches. Flat plastered ceiling with coving. Access to loft.

SHOWER ROOM

Fitted in a modern white three-piece suite comprising close coupled WC and wash hand basin inset to vanity unit. Walk in shower cubicle with plumbed in twin head shower and glass screen. Tiled effect flooring. Stainless steel towel rail/radiator. Flat plastered with spotlights. Extractor fan

BEDROOM ONE

14' 1" x 12' (4.29m x 3.66m) Wood effect flooring. Double glazed bay window to front with shutters. Radiator. Picture rail. Two built-in wardrobes to either side of central chimney breast. Separate cupboard.

BEDROOM TWO

14' 1" x 12' (4.29m x 3.66m) Wood effect flooring. Double glazed bay window to front with shutters. Flat plastered ceiling. Picture. Radiator. Corner fireplace.

BEDROOM THREE

9' 4" x 11' 8" (2.84m x 3.56m) Wood effect flooring. Radiator. Double glazed window to rear. Picture around. Corner storage cupboard.

DINING ROOM

11' 7" x 11' 4" (3.53m x 3.45m) Wood effect flooring. Radiator. Double glazed window side. Flat plastered ceiling with coving. Doors to kitchen and lounge. Corner cupboard housing controls for boiler. (Located in loft.)

KITCHEN

14' 1" x 8' 8" (4.29m x 2.64m) Fitted in a range of light wood units to ground and high level with contrasting worktops over. Inset coloured single bowl single drainer sink unit with mixer tap. Integrated oven and grill. Induction hob with extractor hood. Space for fridge and a separate freezer. Space and plumbing for dishwasher and washing machine. Wood effect flooring. Radiator. Flat plastered ceiling with coving and spotlights. Tiled splashback. Double glaze windows to rear and side. Double glazed door to side.

LOUNGE

15' 4" x 13' 5" (4.67m x 4.09m) Wood effect flooring. Radiator. Double glaze window side. Double glazed patio doors to rear. Flat plastered ceiling with coving. Data rail. Central chimney breast with surround and inset gas fire.





EXTERNALLY

REAR GARDEN

Approximately 75 feet in depth (Not measured) and layed lawn with shingle boards and privacy fencing. Concrete patio area to immediate four with steps down to lawn area. Raised flowerbeds. External tap and lighting. Access to garage.

PARKING

Via attached single garage with up and over door. Door and window to rear. Power and light supplied
Approached via independent driveway and frontage providing further off-street parking. External lighting, electric and gas meter.



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 errors, 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 operation or efficiency can be given.
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
18 Bilton Road BARNET SN7 2JH	Energy rating D	Valid until 30 July 2034 Certificate number 0306-2215-1438-0534-0047
Property type	Detached bungalow	
Total floor area	96 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/energy-ratings-for-private-rented-property) (<https://www.gov.uk/guidance/energy-ratings-for-private-rented-property>).

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