



Brown & Brand

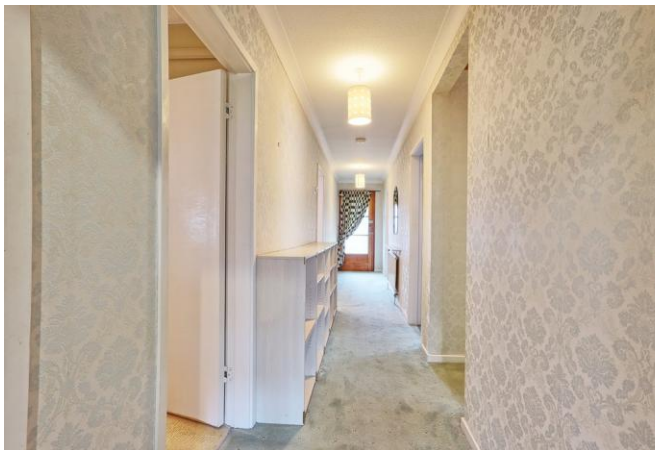


Church Road
Hadleigh, Benfleet, SS7 2EJ

- 3/4 Bedroom Detached bungalow
- Larger-than-average detached bungalow
- South facing garden
- Potential to update or extend, subject to planning permission.

Guide Price
£475,000- £500,000





Property Description

GUIDE PRICE £475,000 - £500,000

Situated in a highly sought-after area, this larger-than-average four-bedroom detached bungalow is offered with no onward chain. The property welcomes you with a generous entrance hallway that sets the tone for the spacious accommodation throughout. At the rear, the bright and airy lounge with views to the south facing rear garden. There are four well-proportioned double bedrooms, a three-piece family bathroom, and an additional separate WC, making it ideal for families or those needing versatile living arrangements.

Additional features include a garage, ample storage, and potential to update or extend (subject to planning permission), making this a truly versatile home in a fantastic location. Early viewing is highly recommended to appreciate the size, layout, and potential this bungalow offers.



ACCOMMODATION

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

ENTRANCE HALLWAY

28' 4" x 3' 9" (8.64m x 1.14m) Fitted carpet, radiator, coving to ceiling, loft access, door to:

BEDROOM ONE

16' 9" x 12' 9" (5.11m x 3.89m) Bay window to front. Radiator. Fitted carpet. Coving to ceiling, feature fireplace.

BEDROOM TWO

11' 10" x 10' 9" (3.61m x 3.28m) Window to front, radiator, fitted carpet and fitted wardrobes.

BEDROOM THREE

11' 9" x 10' 9" (3.58m x 3.28m) Window to side, fitted carpet, fitted wardrobes and radiator.

BEDROOM FOUR

12' 9" x 10' 7" (3.89m x 3.23m) Window to side, fitted wardrobes, fitted carpet and radiator.

LOUNGE

11' 10" x 11' 9" (3.61m x 3.58m) Window to rear, fitted carpet, radiator, coving to ceiling and feature fireplace.

BATHROOM

Three piece suite comprising vanity sink unit, bath with tiled surround. Shower cubicle with fully tiled walls, heated towel rail, partly tiled walls, obscure window to side.

SEPARATE WC

Low flush WC, window to side, radiator and fitted carpet.

KITCHEN/DINER

16' 2" x 11' (4.93m x 3.35m) Kitchen is fitted with wall and base units with worksurfaces over incorporating stainless steel sink unit with double drainer and taps, breakfast bar, fitted electric oven with four ring electric hob over, space for fridge, space for freezer space for washing machine. Accommodation comprises approach fire wooden door with obscure glass panelling giving access to

EXTERNALLY

REAR GARDEN

The rear garden is South facing and is approximately 70 feet (un measured) large lawn area with privacy hedge and fencing, summer house, shed, gated side access, outside tap, mature tree and shrub borders. Brick built storage.

GARAGE

Gated wooden doors with obscure glass panelling wooden door to rear, further window to rear, power and lighting. Gas meter.





PARKING

Driveway to front providing parking.

FRONT GARDEN

Lawn area with concrete pathway.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of space, including floors and any other space, are approximate and should not be relied upon for any specific purpose. The property, fixtures and appliances shown here are not intended to be a guarantee of a true representation of the property. Measurements are to the best of our knowledge.

Energy performance certificate (EPC)

138 Church Road Hadleigh BENFLEET SS7 2BJ	Energy rating E	Valid until: 7 July 2035
		Certificate number: 7635-5423-4500-0888-2202

Property type: Detached bungalow
Total floor area: 114 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>).

Energy rating and score

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

[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

