



Brown & Brand



Falbro Crescent
Hadleigh, Benfleet, SS7 2SE

- Stunning 4 bedroom semi detached house
- Extended and upgraded to exceptional standard
- Lounge with vaulted ceiling, separate snug/sitting room
- Huge luxury Kitchen/diner with appliances

Guide Price £500,000-£525,000





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A rare opportunity has arisen to acquire this cleverly extended and beautifully appointed four-bedroom family home, situated in the highly sought-after Westwood Estate. Offering an impressive blend of space, style, and versatility, this property is presented in exceptional decorative order throughout. Upon entering, you are welcomed by a spacious entrance hall with staircase to the first floor. To the front of the property is a charming sitting room/snug featuring a statement fireplace, perfect for cozy evenings. A versatile combined study/utility room offers built-in storage and functionality for modern family living. At the heart of the home lies a stunning open-plan kitchen/diner, extensively fitted with granite worktops and a range of high-end integrated appliances. Bifold doors seamlessly connect this space to a vaulted rear lounge, complete with a log burner and further bifold doors leading to the landscaped garden-ideal for entertaining or relaxing year-round. Upstairs, there are four generously proportioned bedrooms, most benefitting from built-in wardrobes. The principal bedroom features an en suite shower room, while a stylish family bathroom and a convenient ground-floor shower room complete the accommodation. Externally, the property boasts a beautifully landscaped, low-maintenance garden with a substantial garden room-ideal for a home office, gym, or studio. Ample off-road parking is provided by a block-paved driveway for 3-4 vehicles, alongside an electric car charging point. Homes of this quality and finish in Westwood Estate are rarely available. Early viewing is strongly recommended.



ACCOMMODATION

accommodation approached via composite panelled entrance door with frosted double glazed side panels giving access through to

ENTRANCE HALL

Wood effect flooring. Radiator. Access to stairs to 1st floor landing with wooden and glazed balustrade and fixed carpet. Double glazed window to side. Flat plastered ceiling with spotlights. Wall mounted thermostat to control. wood doors giving access to all rooms.

STUDY/UTILITY

15' x 7' 5" (4.57m x 2.26m) A combined room featuring coloured high gloss kitchen style cupboards to ground and eyelevel with granite worktop to utility area within sink and wooden worktop to study area. Space and plumbing for washing machine and tumble dryer. Space for freestanding fridge freezer. Cupboard housing electrics. Wood effect flooring flat plastered ceiling with spotlights. double glazed window to front and side

SNUG/SITTING ROOM

14' 0" x 11' 6" (4.27m x 3.51m) Features high gloss coloured building storage and units with central media wall. Carpet. Designer radiator. Double glaze window to front. Flat plastered ceiling with coving. Central chimney breast with recessed fireplace with Electric fire.



SHOWER ROOM

Fitted in a white three piece suite comprising wash hand basin inset to vanity unit, close coupled WC and self contained shower cable with glass screen and twin head plumbed in shower. Tiled floor and walls. Stainless steel towel rail/radiator. Flat plastered ceiling with spotlights and extractor. Obscure double glazed window to side.

KITCHEN/DINER

26' x 11' 6" (7.92m x 3.51m) Kitchen area extensively fitted in white high gloss units to both ground and eyelevel with granite worktops over. Inset double oven and grill matching microwave and coffee machine. Five ring induction hob with extractor hood over. Integrated fridge and freezer. Wine rack. Space and plumbing for dishwasher. In set stainless steel one and a half bowl sink unit. Tiled floor. Flat plastered ceiling with spotlights. Dividing breakfast bar from kitchen and dining area.



Dining area

tiled floor. Radiator. Flat plastered ceiling with spotlights. Matching range of kitchen cupboards to one wall with granite worktop over. One houses mega flow style system for heating and hot water. Double glazed door with integral blind to rear and garden. Matching double glazed bifold doors giving access to





LOUNGE

19' 2" x 12' (5.84m x 3.66m) A bright and airy room featuring a vaulted ceiling with Velux Windows and full height glazing to rear with five bifold double glazed door rear with inset blinds. Wood effect flooring With underfloor heating. Feature tiled wall. Large freestanding log burner and glass hearth.

FIRST FLOOR LANDING

Carpet. Wooden doors to all rooms. Radiator. Flat plastered ceiling with spotlights.

BATHROOM

fitted in a white three piece suite comprising panelled bath with mixer shower attachment, close coupled WC, and wash hand basin with integral worktop and vanity unit under. tiled floor and walls. Obscure glazed window to side. Stainless steel towel rail/radiator. Flat plastered ceiling with inset spotlights and extractor.



BEDROOM 1

14' 2" x 11' 6" (4.32m x 3.51m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling with spotlights. Range of built-in wardrobes and matching dresser unit. Access to loft with pulldown loft ladder. Door giving access to.

ENSUITE

Fitted in a three piece suite comprising self-contained shower cubicle with plumbed in twin head shower, wall mounted wash and basin with vanity unit and WC with concealed cistern. tiled floor and walls. Flat plastered ceiling spotlights and extractor. Towel rail/radiator.



BEDROOM 2

11' 2" x 9' 5" (3.4m x 2.87m) Wood effect flooring. Radiator. Double glazed window to front. Flat plastered ceiling with spotlights.

BEDROOM 3

10' 2" x 9' 2" (3.1m x 2.79m) Wood effect flooring. Radiator. Double glazed window to front. Flat plastered ceiling. Features range of built-in wardrobes with recess for double bed with bedside cabinets and drawer packs/dresser unit.

BEDROOM 4

8' x 7' 8" (2.44m x 2.34m) carpet. Radiator. Double glaze window to rear. Flat plastered ceiling with spotlights. Built-in wardrobes and storage with matching worktop as bedroom currently being utilized as additional study.



REAR GARDEN

landscape in a low maintenance design feature substantial paved patio areas with matching site pathways with gated site access. Remainder laid with Astroturf privacy fencing and flowerbeds with shrub borders



GARDEN ROOM

14' 9" x 8' 8" (4.5m x 2.64m) Features double glazed bi folding doors to front with built blinds. Wood effect flooring. Electric heater. Flat plastered ceiling with spotlights. Range of kitchen cupboards to ground level to one wall with worktop over with recess for fridge and freezer.

PARKING

via a block paved frontage providing offstreet parking for at least 3/4 vehicles. External lighting. Electric car charging point



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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