



Brown & Brand



Scrub Lane
Hadleigh, SS7 2JG

- Extremely Popular Scrub Lane Location
- No On ward Chain
- Recently Renovated Detached Three Bedroom Chalet
- Ample Parking With Detached Garage

Guide Price £575,000 - £600,000





Property Description

GUIDE PRICE £575,000 - £600,000

We are delighted to present this beautifully renovated, south-facing three-bedroom detached home, offered for sale with no onward chain. Finished to a high standard throughout, the property is ideally situated in a sought-after location close to excellent amenities, well-regarded schools, convenient bus routes, and Leigh-on-Sea train station.

The accommodation comprises a spacious entrance hallway, a ground floor cloakroom, a comfortable sitting room to the front, and a stunning open-plan family room to the rear. This impressive space incorporates a newly fitted kitchen, dining area, and lounge, with French doors opening onto a private, unoverlooked rear garden.

Upstairs, the property features a generous landing area leading to three well-proportioned bedrooms (two with fitted wardrobes) and a modern family bathroom.

Externally, the home benefits from a detached garage and ample off-road parking for four to five vehicles.

Early viewing is highly recommended to fully appreciate all this property has to offer.





ACCOMMODATION

The property is approached via a composite double-glazed entrance door with a glazed inset and adjacent double-glazed windows to both sides, opening through to a bright and spacious entrance hall.

SPACIOUS ENTRANCE HALLWAY

Carpeted stairs rise to the first floor, with a smooth plastered ceiling and inset spotlights. A modern vertical radiator provides a contemporary finish. An under stairs storage cupboard houses the fuse board, electric and gas meters. Wood laminate flooring continues throughout, with doors giving access to:

GROUND FLOOR CLOAKROOM

The downstairs cloakroom is fitted with a two-piece suite comprising a wash hand basin with tiled splash back set into a vanity unit with mixer tap over and a low-level flush WC. The room further benefits from a radiator, wood laminate flooring and a double-glazed opaque window to the flank.

SITTING ROOM

12' 6" x 10' 9" (3.81m x 3.28m) A comfortable sitting room to the front benefiting from a double-glazed window to the front, carpeted flooring and a smooth plastered ceiling with coving and inset spotlights

FAMILY ROOM

KITCHEN

15' 8" x 10' 2" (4.78m x 3.1m) This impressive space incorporates a newly fitted kitchen, fitted in a range of units offering cupboards and drawer packs to both ground and eye level with contrasting worktops incorporating a sink unit with mixer tap over. Appliances include an integrated electric oven, four-ring electric hob with extractor fan over, integrated dish washer, and space for fridge and freezer. Wood laminate flooring continues throughout. Smooth plastered ceiling with inset spotlights. There is also a storage cupboard housing the combination boiler, along with space and plumbing for a washing machine. The space continues through to a dining area and lounge.



LOUNGE/DINING AREA

17' 4" x 10' 9" (5.28m x 3.28m) The space continues through to a dining area and lounge area, featuring double-glazed French doors with double-glazed side panels leading out to an unoverlooked rear garden. The room benefits from a vertical radiator, a media wall with space for a television and a feature electric log-effect fire inset below, a smooth plastered ceiling with coving and inset spotlights and wood laminate flooring.

FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING

Fitted carpet. Loft access. Double glazed window to flank, allowing for an abundance of natural light. Doors lead through to three well-proportioned bedrooms and a stylish family bathroom, offering comfortable and versatile accommodation ideal for modern family living.



BEDROOM ONE

11' x 9' 7" (3.35m x 2.92m) Bedroom benefits from a double glazed window to the front, filling the room with natural light, along with fitted carpet and a modern vertical radiator. Smooth plastered ceiling with coving and pendant lighting and a built-in wardrobe with sliding doors provides excellent storage without compromising space.

BEDROOM TWO

11' 8" x 10' 9" (3.56m x 3.28m) Double glazed windows to the rear and side flood the room with natural light, creating a bright and inviting space. Fitted carpet. Modern vertical radiator. Smooth plastered ceiling with coving and pendant lighting. Built-in wardrobe with double doors, offering generous and practical storage.





BEDROOM THREE

9' 3" x 8' 1" (2.82m x 2.46m) Double glazed window to the rear, allowing for plenty of natural light. Fitted carpet. Modern vertical radiator. Smooth plastered ceiling with coving and pendant lighting, completing this bright and well-presented space.

FAMILY BATHROOM

Stylish three-piece suite comprising a panelled bath with fitted shower over, glass shower screen, and attractive tiled surround. Low-level W/C. Large wash hand basin with mixer tap, inset into a sleek vanity unit providing excellent storage. Tiled flooring. Smooth plastered ceiling with coving and inset spotlights. Ladder-style radiator/towel rail. Obscure double glazed window to the side, allowing natural light while maintaining privacy.

EXTERNALLY

REAR GARDEN

A well-presented rear garden, predominantly laid to lawn and enclosed by privacy fencing, enjoying a pleasant unoverlooked aspect. With shrub borders adding a touch of greenery and seasonal colour. The property further benefits from gated side access to both sides, along with access to a detached garage, providing useful storage or parking options. A paved pathway leads through the garden to a seating area at the rear, offering a perfect spot to relax and unwind. Closer to the property, a paved patio area provides an ideal setting for outdoor seating. The remainder of the garden is laid to lawn, creating a versatile and inviting outdoor space well suited to both everyday enjoyment and entertaining.

DETACHED GARAGE & PARKING

18' 3" x 8' 2" (5.56m x 2.49m) Detached garage with power and lighting, featuring an up-and-over door. Accessed via a paved driveway to the front, providing ample off-road parking for multiple vehicles-ideal for families or those requiring additional space.

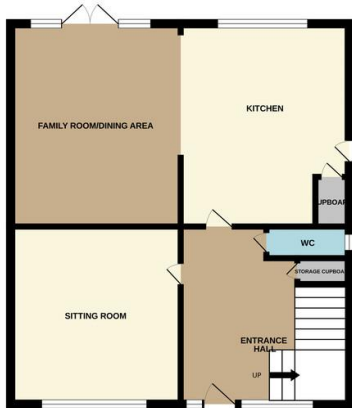
FRONT GARDEN

Brick-built boundary wall to the front with a neatly maintained lawn area, attractively edged with a mature shrub border



GROUND FLOOR

1ST FLOOR



Material Information
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4/28/2024 2:54 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
157 South Lane ROCHFORD SS7 3JG	Energy rating D	Valid until: 26 April 2034
Property type Detached house		Certificate number: 2318-3061-4204-4796-4204
Total floor area 111 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 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