



Brown & Brand



**Scrub Lane**  
Hadleigh, SS7 2JG

- Backing Onto Open Woodland & Nature Reserve
- Direct Gated Access To The Reserve
- Three-bedroom Detached Bungalow
- Offered With No Onward Chain

**Offers In Excess Of £585,000**





## Property Description

Located on a highly desirable and sought-after road, this three-bedroom detached bungalow enjoys a prime position backing onto open woodland and a tranquil nature reserve. Set on a substantial, unoverlooked plot, the property offers a rear garden that offers both privacy and seclusion, backing directly onto a beautiful nature reserve. With direct gated access from your garden into the reserve, you can enjoy peaceful walks and the serenity of nature right from your doorstep. A true gardener's paradise

Inside, the welcoming entrance hall leads to a L-shaped lounge/dining room featuring a large bay window to the front. There are three well-proportioned bedrooms, with the rear bedroom benefiting from French doors that open directly onto the beautifully landscaped garden. The home also includes a well-appointed two-piece shower room and a separate WC.

The kitchen is well fitted and offers an additional storage cupboard, as well as convenient side access to the rear garden.

Externally, the rear garden is extensively maintained, featuring a generous lawn, paved and shingled seating areas, and access to a detached garage. The outdoor space provides a peaceful retreat ideal for relaxation or entertaining





#### ACCOMMODATION

Approached via a double glazed entrance door featuring decorative leadlight glass panels, opening through to:

#### ENTRANCE HALLWAY

Carpeted flooring. Smooth plastered ceiling with decorative coving and a pendant light fitting. Radiator. Useful storage cupboard housing the hot water tank. Loft access housing the system boiler. Hallway providing access to all rooms.

#### L-SHAPED LOUNGE/DINING ROOM

16' 7" x 19' 2" (Narrowing to 11' 2") (5.05m x 5.84m)

#### LOUNGE

Carpeted flooring. Textured ceiling with coving and pendant light fitting. Large double glazed bay window to the front aspect allowing plenty of natural light. Radiator. Attractive fireplace with hearth and mantel over, incorporating an electric coal-effect fire.

#### DINING ROOM

Radiator. Carpeted flooring. Textured ceiling with decorative coving and pendant light fitting. Double glazed window to the front aspect.

#### KITCHEN

12' 9" x 6' 7" (3.89m x 2.01m) Fitted with a range of base and eye-level storage cupboards and drawer units, complemented by contrasting work surfaces incorporating a sink with drainer and mixer tap. The kitchen features a Neff double electric oven with a Neff four-ring electric hob and extractor fan over, along with space for a freestanding fridge/freezer. Additional benefits include cushion flooring and tiled splashbacks. Textured plastered ceiling with strip lighting, and a double glazed window to the side aspect. Further enhanced by wrap-around additional storage cupboards with worktop over.



#### INNER HALLWAY

Radiator. Cushion flooring. Storage cupboard with plumbing and space for a washing machine, also housing the electric meter. Obscure double glazed door with a large obscure double glazed side panel, providing direct access to the rear garden.

#### BEDROOM ONE

12' 1" x 11' 4" (3.68m x 3.45m) Double glazed window to the rear aspect. Carpeted flooring. Fitted wardrobes to one wall. Radiator. Textured ceiling with decorative coving and pendant light fitting, complemented by a ceiling rose.



#### BEDROOM TWO/SNUG

11' 3" x 8' 9" (3.43m x 2.67m) Carpeted flooring. French doors with double glazed glass panels to either side, providing access and allowing ample natural light. Radiator. Textured ceiling with decorative coving and pendant light fitting, complemented by a ceiling rose.

#### BEDROOM THREE

8' 2" x 7' 9" (2.49m x 2.36m) Carpeted flooring. Double glazed window to side. Radiator. Textured ceiling with coving and pendant light fitting.



#### SEPARATE W/C

Low-level W/C. Tiled flooring. Textured plastered ceiling with coving. Extractor fan.

#### SHOWER ROOM

Fitted in a two piece suite comprising large walk-in shower cubicle with glass screen and plumbed in shower, Wash hand basin inset to vanity unit with cupboard under. Mirrored wall cabinet. Tiled flooring. Tiling to most walls. Ladder style radiator/towel rail. Textured plastered ceiling with coving.



## EXTERNALLY

### REAR GARDEN

A true gardener's paradise!

This exceptional property boasts a tranquil, rear garden that offers both privacy and seclusion, backing directly onto a beautiful nature reserve. With direct gated access from your garden into the reserve, you can enjoy peaceful walks and the serenity of nature right from your doorstep. Beautifully arranged garden offering a variety of versatile outdoor spaces. Immediately outside is a paved seating area, with a pathway leading alongside a well-maintained lawn, framed by established and attractive borders. To the rear, a generous paved and shingle area provides the perfect setting for entertaining, along with an additional patio space ideal for al fresco dining. Further benefits include a garden shed, potting shed, access to the garage, gated side access to both sides, as well as an external water tap and gas meter.



### FRONT GARDEN

Generously paved driveway offering ample parking for multiple vehicles and access to the garage. The frontage is beautifully presented, mainly laid to lawn with established borders and an attractive raised flower bed. Enclosed by a charming brick boundary wall, the property also benefits from a carport and outside lighting, creating a welcoming first impression.

### GARAGE

17' 3" x 8' 3" (5.26m x 2.51m) With an up-and-over door, power, and a side-facing double-glazed door with an opaque rear window.



3/18/26, 5:00 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
161 Scrub Lane BENFLEET SS7 2JG	Energy rating <b>D</b>	Valid until: 17 March 2036
		Certificate number: 1736-6227-9600-0078-0296
Property type	Detached bungalow	
Total floor area	72 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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. Made with Metrage 02/20