



STUART THOMAS  
ESTATES



- IMPRESSIVE 4 BED DETACHED PROPERTY
- LUXURY KITCHEN/BREAKFAST ROOM
- SEPARATE STUDY
- ▲ GENEROUS SIZED ENTRANCE

## The Cloisters, 33 Hadleigh Park Avenue, SS7 1SA

Guide Price £675,000 - £685,000

GUIDE PRICE £675,000 to £685,000 This beautifully presented 4 bedroom detached CHARACTER chalet is full of charm and stands on a large L shaped plot within a short walk of the King John School. Tastefully decorated throughout this property has many fine and unique features. Benefiting from a large open plan lounge with IMPRESSIVE lantern roof with double aspect bi fold doors, LUXURY L shaped open kitchen/diner leading to courtyard area. Lychgate in and out driveway with ample off street parking.



## Property Description

### GENERAL

This beautifully presented 4 bedroom detached chalet has both character and charm. Tastefully decorated throughout this property has many fine and unique features. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE EVERYTHING THIS FANTASTIC HOME HAS TO OFFER.

### HALL

Spacious and bright hallway with a beautiful stained glass feature window. Radiator and power point.

### LOUNGE

28' 1 max" x 22' 2 max" (8.56m x 6.76m) Spacious open plan lounge with solid oak wood flooring herringbone style, log burner and vertical radiator. The lounge benefits from an extension with a lantern roof and bi fold doors to both the rear and side which overlook the garden. Double doors lead to the study.

### MASTER BEDROOM (GROUND FLOOR)

12' 1" x 16' 3" (3.68m x 4.95m) Currently being used as a second lounge with a feature fireplace, solid oak wood flooring herringbone style, ceiling fan, double glazed window to front and three stained glass feature windows with bespoke shutters.

### STUDY

11' 2" x 10' 10" (3.4m x 3.3m) Two double glazed windows to rear, radiator and stained glass feature window.

### KITCHEN BREAKFAST ROOM

29' 1" x 7' 8" (8.87 narrowing to 4.35m x 2.35m) Recently renovated this impressive modern open plan kitchen/breakfast room makes a great place to entertain





friends! The kitchen comprises a range of base and wall units with marble work surfaces over and marble splashbacks. There is a double sink with mixer and dual fuel range cooker with stainless steel extractor over. Appliances include an integrated oven, microwave, dishwasher and wine fridge as well as a space for an American fridge freezer.

The breakfast area benefits from a double glazed window to the front with bespoke shutters and stain glass detail. The vaulted ceiling has wooden feature beams incorporating modern lighting. There is a feature exposed brick wall to the side and designer Radiator with Etched Copper. Double glazed bi-fold doors lead to a courtyard garden.

#### BATHROOM

12' 0" x 4' 5" (3.66m x 1.35m) A beautiful bathroom with free standing slipper bath with shower over, sink with vanity unit and close coupled WC. Chrome heated towel rail. Feature window to the rear.

#### BEDROOM TWO

10' 0" x 15' 6" (3.05m x 4.72m) The room benefits from a large eaves cupboard. Double glazed window to the rear. Smooth plastered ceiling with spot lights, radiator.

#### BEDROOM THREE

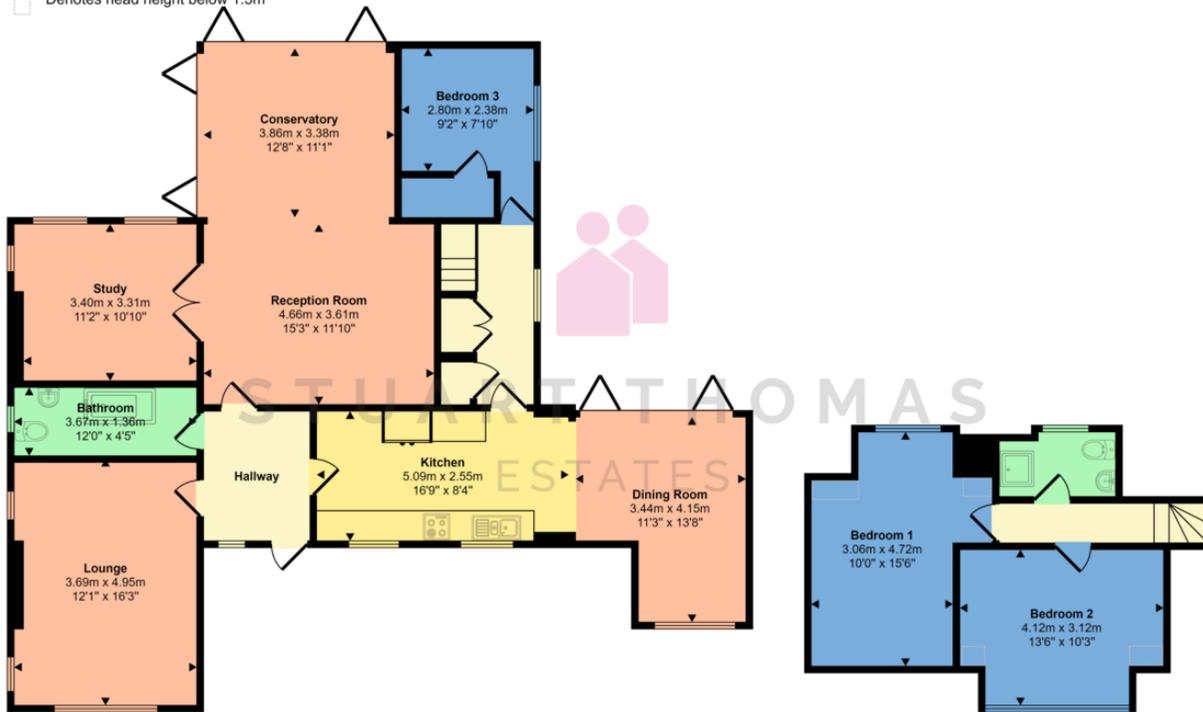
13' 6" x 10' 3" (4.11m x 3.12m) This bedroom also benefits from eaves storage. Wood effect flooring, radiator, smooth plastered ceiling with spot lights and window to the front.

#### BEDROOM FOUR

9' 2" x 7' 10" (2.79m x 2.39m) Ground floor bedroom with double glazed window to side, built in cupboard with wardrobe space.



Denotes head height below 1.5m



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### SHOWER ROOM

First floor shower room with window to rear. Close coupled WC, shower with rain water shower head and additional attachment. Radiator, spot lights, sink set into vanity unit with mixer tap.

### REAR GARDEN

The property benefits from a large L shaped garden commencing with a patio area, remainder laid to lawn with herbaceous borders. There is an additional secluded area to the rear accessed via a pergola. There is also an enclosed gated courtyard accessed from the kitchen.

### FRONT GARDEN

The front garden benefits from an in and out driveway with ample parking, Two Lychgates. Established shrub borders.

### AGENTS NOTES

- Tenure Freehold
- Castle Point Borough Council
- Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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