



STUART THOMAS  
ESTATES



- NEWLY REFURBISHED
- THREE/FOUR BEDROOMS
- GOOD SIZE GARDEN
- SOUGHT AFTER LOCATION

69 Westwood Gardens, Hadleigh, Benfleet, SS7 2SH

Guide Price £450,000

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## Property Description

### GENERAL

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### ENTRANCE HALL

Composite entrance door with 4 glazed panels and adjacent windows leads to the entrance hall. Radiator. Inset ceiling spotlights. Laminate flooring. Stairs lead to the first floor with a cupboard under. Thermostat for the central heating. Further double glazed window.

### LOUNGE/DINER

This bright and airy room has a large double glazed window to the front aspect and double glazed french doors and adjacent windows leading to the rear garden. Double radiator. Open hearth. Laminate floor. Open plan to the kitchen.

### DINING ROOM/4TH BEDROOM

Double glazed window to the front. Inset ceiling spotlights. Radiator. Newly fitted carpet. Access to the gas and electric meters.

### KITCHEN

Newly fitted with an excellent range of grey units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. Halogen hob with an extractor cooker hood over and a built under oven. Integrated dishwasher and washing machine. Space for a tall fridge freezer. Laminate flooring. Vertical radiator. Double glazed





window overlooking the rear garden. Inset ceiling spotlights. Cupboard housing the gas fired combi central heating boiler.

#### LANDING

Large built in storage cupboard. Access to the loft. Inset ceiling spotlights. Newly fitted carpet.

#### BEDROOM ONE

Double glazed window to the front. Radiator. Newly fitted carpet.

#### BEDROOM TWO

Double glazed window to the front. Radiator. Built in wardrobe cupboard. Newly fitted carpet.

#### BEDROOM THREE

A good size third bedroom with a double glazed window to the rear. Radiator. Newly fitted carpet.

#### WC

Low level wc and a hand wash basin. Obscure double glazed window to the rear. Tiled floor. Inset ceiling spotlights.

#### BATHROOM

Newly fitted with a 3 piece white suite comprising a low level wc pedestal wash basin and a panelled bath with a mixer tap. Independent shower over the bath and a shower screen. Heated towel rail. Obscure double glazed window to the rear. Extractor fan. Inset ceiling spotlights. Tiled floor.

#### REAR GARDEN

In excess of 50' with a large newly fitted decked area ideal for entertaining. Lawn and screen fencing. External water and power supply. Side access to the front.



Approx Gross Internal Area  
94 sq m / 1008 sq ft



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.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements