



STUART THOMAS
ESTATES



- EXTENDED FAMILY HOME
- SOUTH FACING GARDEN
- ENORMOUS KITCHEN
- GROUND FLOOR SHOWER ROOM

170 Church Road, Hadleigh, Essex, SS7 2EJ

£350,000

This unique house is a REAL TARDIS! Extended to the rear this 3 BEDROOM FAMILY HOME is centrally located and has a SOUTH FACING rear garden with HOT TUB. The kitchen is ENORMOUS and leads directly on to the CONSERVATORY. Cosy Lounge to the front, UTILITY AREA and USEFUL SHOWER ROOM. Three bedrooms LARGE FAMILY BATHROOM and a LOFT ROOM TOO!



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Stairs lead to the first floor. Storage recess. Double glazed window to the side.

SHOWER ROOM

With a 3 piece suite comprising a low level wc vanity wash hand basin with cupboards under and double shower cubicle. Heated towel rail.

LOUNGE

12' 9 into the bay" x 11' 11" (3.89m x 3.63m) This attractive room has a double glazed bay window to the front. Feature fireplace with recesses either side with built in cupboards. Radiator with a cover. Wood panelling to the lower half of the walls. Coving.

KITCHEN

15' 3" x 13" (4.65m x 3.96m) This very large kitchen is fitted with a range of units at eye and base level with ample work surfaces over. Ceramic hob with an extractor cooker hood over. Oven and grill in housing unit. One and a half bowl single drainer sink unit with a mixer tap over. Concealed radiator. Breakfast bar. Double glazed door and window to the side. Open plan to the :-

CONSERVATORY

13' 1" x 10' 8" (3.99m x 3.25m) Twin double glazed French doors lead to the rear garden. Double radiator.

UTILITY AREA

7' 4" x 5' 7" (2.24m x 1.7m) Large walk in storage recess. Space and plumbing for a washing machine and tumble dryer. Space for further domestic appliances. Door leads to





the shower room.

LANDING

Access via a loft ladder to the loft room. Built in storage cupboard.

BEDROOM ONE

13' 2" x 10' 8" (4.01m x 3.25m) Fitted wardrobes. Double glazed window to the front. Dressing table unit. Cast iron fireplace. Built in units to the recesses. Radiator.

BEDROOM TWO

15' 5" x 6' 9" (4.7m x 2.06m) Double glazed window to the rear. Radiator.

BEDROOM THREE

15' 8" x 5' 11" (4.78m x 1.8m) Double glazed window to the rear. Radiator.

LOFT ROOM

13' 2" x 8' 11" (4.01m x 2.72m) Access via a loft ladder. Double glazed window to the side.

FAMILY BATHROOM

This good size bathroom has a 4 piece white suite comprising a low level wc vanity wash hand basin with cupboards under, panelled bath with a mixer tap and shower attachment and a large shower cubicle. Double glazed obscure window to the side. Radiator.

FRONT GARDEN

Providing off street parking for 2 vehicles.

REAR GARDEN





This SOUTH FACING rear garden has a good size decked area and some artificial lawn making this a low maintenance garden. Side access to the front. Paved patio, two sheds and a HOT TUB!

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