



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION
- DETACHED HOME
- VERSATILE ACCOMMODATION
- ATTRACTIVE GARDEN

40 Bramble Road, Daws Heath, Essex , SS7 2UN

£650,000

LOCATION LOCATION LOCATION! HIGHLY SOUGHT AFTER BRAMBLE ROAD! Rarely available. With plenty of parking and attractive front and rear garden this detached character property is in one of the most sought after locations in Daws Heath.





## Property Description

### WHAT WE LOVE

LOCATION LOCATION LOCATION! HIGHLY SOUGHT AFTER BRAMBLE ROAD! Rarely available. With plenty of parking and attractive front and rear garden this property offers 3 good size bedrooms, family bathroom. A Large Lounge, Dining room, bedroom/study, kitchen and garage.

### HALL

14' 02" x 11' 09" (4.32m x 3.58m)

### LOUNGE/DINER

29' 0 max" x 15' 05 narrowing to 10.10" (8.84m x 4.7m) 29 x 15.05 (Largest point in the lounge) Dining area narrows to 10.10. Electric Fire. Character beams across ceiling.

### KITCHEN

18' 09" x 17' 06" (5.72m x 5.33m) Comprising of a range of eye and base units with work surface over. Stainless steel sink. Tiled splashback. Space for a double oven Extractor fan. Dishwasher integrated. Space for double fridge/freezer. Space for washing machine.

### STUDY/ GROUND FLOOR BEDROOM 4

12' 00" x 9' 01" (3.66m x 2.77m) A lovely size room with a window to the front. Could be used as a study, bedroom or dining space.

### SHOWER ROOM GROUND FLOOR

6' 05" x 5' 05" (1.96m x 1.65m) Fully tiled to all visible walls. WC. Obscure window to the side. Shower unit.

### GROUND FLOOR BEDROOM 5

14' 03" x 11' 00" (4.34m x 3.35m) (measurements are largest





points) Currently used as a bedroom has kitchen facilities and could be used as an annexe area. Patio doors leading to the garden.

#### LANDING

Large landing and loft access (partially boarded)

#### BEDROOM 1

14' 09" x 10' 06" (4.5m x 3.2m) The master bedroom upstairs is a lovely size room. Large window to the rear. Window to the side.

#### BEDROOM 2

10' 07" x 10' 03" (3.23m x 3.12m) A lovely size room. Built in wardobes and drawers. Window to the rear.

#### BEDROOM 3

10' 10" x 9' 05" (3.3m x 2.87m) Another lovely size room. Lead light windows to the front and rear.

#### BATHROOM

9' 04" x 6' 02" (2.84m x 1.88m) Fully tiled to all visible walls. Obscure window to the front and side. Separate Bath. Separate Shower Unit. Heated Towel Rail. Hand Wash Basin.

#### GARAGE

A good sized detached garage with electric & lighting. Situated in the rear garden.

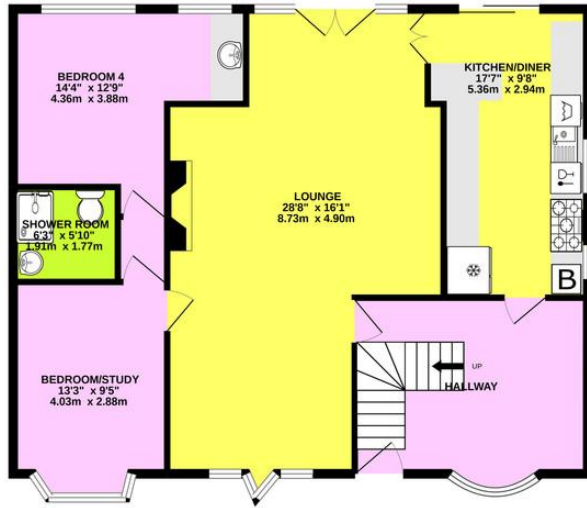
#### GARDEN

A lovely South facing garden. With a garage with electric and lighting. You have access to the garage with a car from the road. There is also side access to the front of the property.

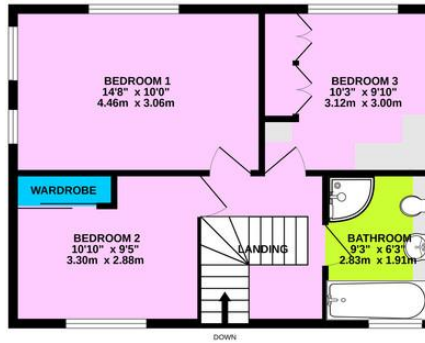




GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



DETACHED HOUSE

TOTAL FLOOR AREA: 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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FRONT GARDEN

A grand patio driveway on a corner plot. Lots of space for parking. Mature bushes and flowerbeds.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 60   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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