



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- POPULAR LOCATION
- GARDEN ROOM
- WALKING DISTANCE TO HADLEIGH INFANTS & JUNIORS

99 The Avenue, Hadleigh, Essex, SS7 2HG

Guide Price £450,000

If you are looking for a property which is close to local amenities and local schools as well as within easy reach of Hadleigh Country Park, viewing is recommended of this 3 bedroom semi detached house. With NO ONWARD CHAIN this could be the one for you!



## Property Description

### PORCH

Double glazed entrance door with windows to front and side aspects. Wood effect laminate flooring.

### HALL

Wood effect flooring. Radiator. Cupboard with space for tumble dryer and storage.

### LOUNGE

Wood effect laminate flooring, upvc double glazed bay window to front with fitted roman blinds, radiator, smooth plastered and coved ceiling. T.V point for wall mounted flatscreen television, power points. Feature fireplace with gas fire. Two radiators.

### DINING ROOM

Perfect for entertaining family and friends is this good size dining room with smooth plastered and coved ceiling with ornate ceiling rose. Wood effect laminate flooring. Part glazed internal French doors leading to:

### KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. One and a half bowl single drainer with a mixer tap over. Wall mounted gas fired central heating boiler. Built in oven and grill. Ceramic Hob with extractor fan over. Space and plumbing for a washing machine and fridge freezer. Double glazed door to side leading to the rear garden and double glazed window to garden room. Tiled floor.

### GARDEN ROOM

Delightful garden room with double glazed windows to rear and fitted roller blind, the double glazed french doors lead to rear garden. Tiled flooring. Radiator. T.V point for wall





mounted flatscreen television. Power points.

#### LANDING

Wood effect laminate flooring. Double glazed window to side. Radiator. Access to boarded loft with loft ladder.

#### BEDROOM ONE

Double glazed window to the front. Bespoke built in wardrobes. Radiator. Smooth plastered and coved ceiling with ornate ceiling rose.

#### BEDROOM TWO

Double bedroom with bespoke fitted wardrobes. Double glazed window to rear. Radiator. Smooth plastered and coved ceiling with ornate ceiling rose. Wood effect laminate flooring.

#### BEDROOM THREE

Double glazed window to the rear. Radiator. Wood effect laminate flooring. Coved ceiling with ornate ceiling rose.

#### BATHROOM

Three piece white bathroom suite comprising close couple w/c, pedestal hand wash basin with chrome mixer tap, bath with chrome shower mixer tap and shower. Chrome heated towel rail. Tiled flooring. Double glazed obscure window to front.

#### PARKING

Off street parking to the front of the property.

#### AGENTS NOTES

Tenure Freehold

Council Tax Band C

Castle Point Borough Council.



Approx Gross Internal Area  
86 sq m / 928 sq ft



Ground Floor  
Approx 48 sq m / 522 sq ft

First Floor  
Approx 38 sq m / 406 sq ft

#### GARDEN

Good size garden, mainly laid to lawn with a patio area and easy to maintain borders. Shed to remain.

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