

## Leigh Heights, Hadleigh, Essex, SS7 2JN

**4 bedroom semi-detached chalet bungalow / Guide Price £425,000- £450,000 / t. 01702 555888**

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**Offered with no onward chain and situated within the ever popular ‘Leigh Heights’, this spacious and versatile three/four bedroom semi-detached chalet bungalow offers well proportioned accommodation arranged over two floors. The property boasts a generous lounge/diner, fitted kitchen, large conservatory, modern ground floor shower room and separate WC. There are also two ground floor bedrooms, which could alternatively be utilised as additional reception rooms, together with two first floor bedrooms and a spacious loft area.**

**Externally, the property benefits from a secluded rear garden measuring approximately 55ft in depth, a detached garage and ample off street parking to the front.**

**Ideally positioned within this highly regarded location, the property is perfectly placed for access to nearby woodland walks, Hadleigh Town Centre and Leigh-on-Sea mainline railway station, offering direct services into London Fenchurch Street. The property also falls within the catchment area for the highly regarded Hadleigh Infant and Junior Schools.**
**Call now to book your viewing!**

GROUND FLOOR

1ST FLOOR




A space to call home.

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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## Highlights

\ Spacious & Versatile Three/Four Bedroom Semi Detached Chalet Bungalow

\ No Onward Chain

\ Large Lounge/Diner

\ Conservatory

\ Two Ground Floor Bedrooms (or further reception rooms)

\ Modern Ground Floor Shower Room & Separate W.C

\ Two First Floor Bedrooms

\ Large Loft Space

\ Secluded Rear Garden Measuring Approx. 55ft

\ Detached Garage

\ Ample Off Street Parking

\ Sought After Turning

\ Hadleigh Infant/Junior School Catchments

\ Easy Reach of Local Woods, Parks & Hadleigh Town

\ Hadleigh Castle & Hadleigh Country Park Nearby

\ Short Distance From Leigh Mainline Station

\ EPC Rating – tbc

\ Council Tax Band - C

uPVC obscure double glazed leadlight entrance door opening to entrance hall.

**Entrance Hall 17’11 x 7’8 Maximum **
Fitted carpet, radiator, power points, meter cupboard housing consumer unit and electric meter, thermostat control, storage cupboard, airing cupboard housing emersion tank and shelving, doors to accommodation off.

**Lounge/Diner 21’11 x 12’1 **
uPVC double glazed leadlight window to front, fitted carpet, radiator, power points, TV point, coved ceiling, uPVC double glazed sliding patio doors leading to conservatory, carpeted stairs with timber balustrade leading to first floor, door to and from kitchen.

**Kitchen 12’11 x 7’10 **
Stainless steel sink and drainer unit with chrome mixer tap inset into a range of worktops with cupboards and drawers beneath and matching eye level units, inset four ring gas hob with extractor above, integrated Hotpoint double oven, space and plumbing for a dishwasher, space for a fridge and freezer, wall mounted Worcester boiler, tiled walls, tiled flooring, power points, uPVC double glazed windows to side and rear, further uPVC double glazed door leading to conservatory.

**Conservatory 23’7 x 6’5 **
uPVC double glazed windows to rear and side, uPVC double glazed doors to rear and side leading to rear garden, tiled flooring, power points, radiator, space and plumbing for a washing machine, wall light points.









**Ground Floor Bedroom One 12’11 x 11’6 Into Bay **
uPVC double glazed leadlight bay window to front, fitted carpet, radiator, power points, coved ceiling.

**Ground Floor Bedroom Two/Reception Room 9’6 x 9’2 **
uPVC double glazed window to side, fitted carpet, radiator, coved ceiling, power points.

**Ground Floor Shower Room 8’1 x 5’2 **
Modern two piece suite comprising large walk-in shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, attractive panelling to walls, tiled flooring, heated towel radiator, shaver point, uPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor.

**Separate WC **
Push button WC, attractive panelling to walls, uPVC obscure double glazed window to side, tiled flooring.

**Landing **
Fitted carpet, smooth plastered ceiling, doors to accommodation off.

**Bedroom Three 10’11 x 10’11 Plus Wardrobe Depth **
uPVC double glazed window to rear, fitted carpet, radiator, power points, mirror fronted fitted wardrobes.

**Bedroom Four 16’6 x 8’3 Maximum Measurements **
uPVC double glazed leadlight window to front, fitted carpet, radiator, coved ceiling, power points, eaves door leading to large, fully boarded loft space.



**Rear Garden **
The property benefits from a lovely secluded rear garden, measuring approximately 55ft in depth, commencing with steps down to patio, whilst the remainder is laid to established lawn, flower beds, pond, fencing to borders, timber shed to far rear, outside tap, large sideway with timber double gates leading to front garden, outside power point.

**Garage 18’9 x 8’ **
Up and over door to front, personal door to side, power and light connected.

**Front Garden **
Block paved driveway providing ample off street parking with established lawn and flowerbed adjacent and retaining brick wall to front.



















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