



## The Avenue

Hadleigh

- SOUGHT AFTER CENTRAL HADLEIGH
- CHALET BUNGALOW
- THREE BEDROOMS
- TWO FIRST FLOOR BEDROOMS



## Guide Price £400,000

Hair & Son offer this three bedroom chalet bungalow close to the centre of sought after Hadleigh. With two bedrooms on the first floor one with an en-suite, a further ground floor bedroom and bathroom, good size lounge diner, kitchen and a utility. With a good size garden and parking for two cars.







Hair & Son offer for sale this well proportioned three bedroom double fronted chalet bungalow close to the centre of sought after Hadleigh.

The property comprises of a very good size lounge/diner that measures 25'5 x 13'3, a ground floor bedroom with a bay window to the front.

The kitchen is to the rear and has a notably light appearance with two windows and a door to the garden.

The utility houses the boiler and provides space and plumbing for a washing machine and tumble dryer. A door from here leads into a good size three piece bathroom.

Stairs from the lounge diner lead up to the landing which provides access to two bedrooms, the first of which is the master which has a window overlooking the garden across to the school fields at the rear and an opening skylight.

There is also access to the en-suite three piece shower room which has an opening window.

The second bedroom is of a good size and has eaves storage and twin opening skylights.



Outside is a nice size rear garden that has an immediate patio area with a step down to a lawn area and path that leads to the two wooden garden buildings.

To the front is a block paved driveway that provides off street parking for two cars.

Situated just a short walk to the centre of Hadleigh, there is a good range of local shops and supermarkets, local schools and parks.

An internal viewing is advised to appreciate the size and layout of this ideal family home.



#### **HALL**

#### **LOUNGE/DINER**

25' 5" x 13' 3" (7.75m x 4.04m)

#### **KITCHEN**

12' 4" x 11' 8" (3.76m x 3.56m)

#### **UTILITY**

5' 5" x 4' 3" (1.65m x 1.3m)

#### **BATHROOM**



#### **BEDROOM**

12' 5" x 10' 1" (3.78m x 3.07m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

21' 8" x 13' 5" (6.6m x 4.09m)

#### **EN-SUITE SHOWER ROOM**

#### **BEDROOM**

14' 2" x 9' 0" (4.32m x 2.74m)

#### **REAR GARDEN**

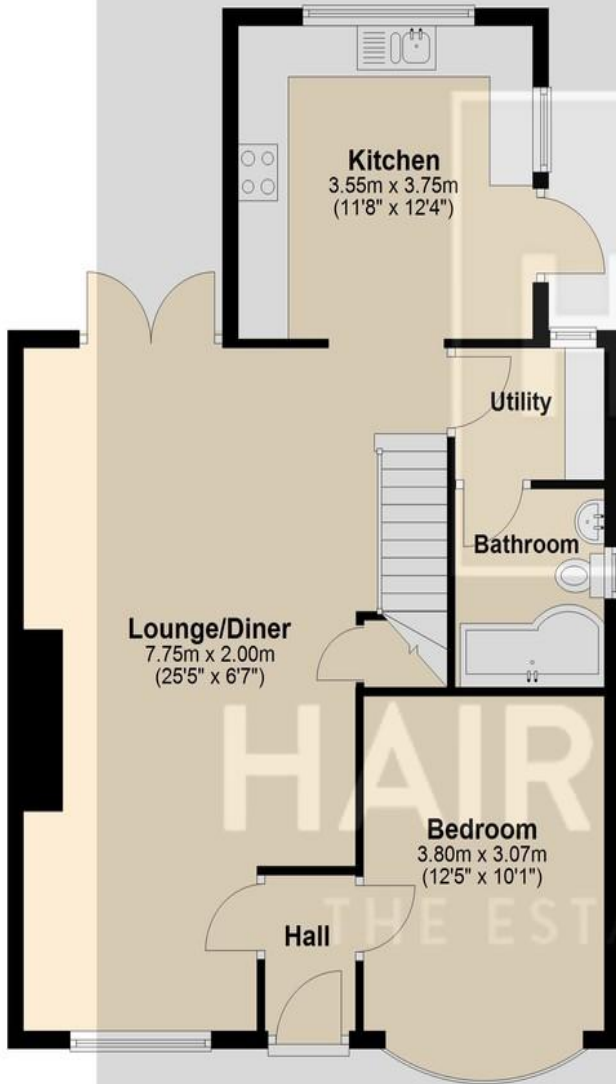
#### **OFF STREET PARKING**

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



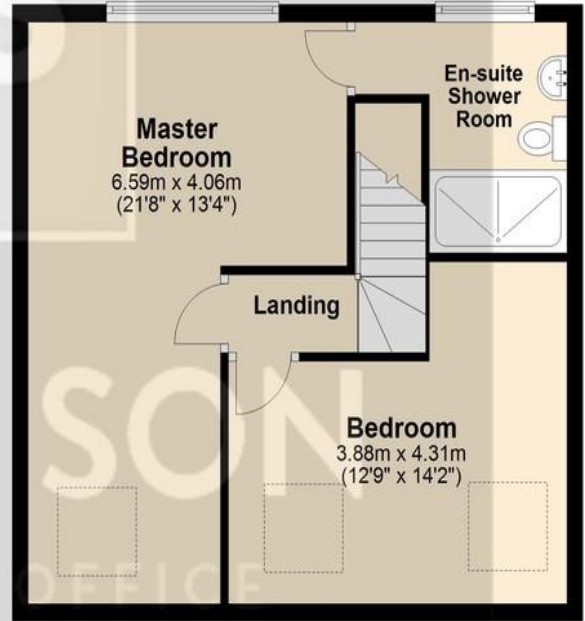
## Ground Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 116.6 sq. metres (1254.6 sq. feet)

Regulated by RICS

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