



28 Hazlemere Road



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Benfleet  
Essex  
SS7 4AE

Asking price £550,000



SELF-CONTAINED ANNEXE - When two become one! A home that has been in the family for as long as they can remember and adapted to suit a family with size. On the ground floor it boasts this self contained annexe, ideal if you have older children coming on your big move or even when two families become one. Five bedrooms, Five bathrooms, untold amounts of space and a garden that most can only wish for - this is a home that will excite the whole family. Location wise you find yourself down the road to the highly sought after Robert Drake School ensuring that the children get a great start to education and walking distance to Appleton Senior School, specialising as a business enterprise. Bus routes at the end of the road taking you to both Southend or Basildon, Sadlers farm only a stones throw away providing you access to the A127, A13 and the A130! If you are a foodie, this spot will fill you with joy, enjoy walking home from Malaya and Aspera restaurants, but make sure that you book as the locals may get there first!



#### Entrance

Door into hallway comprising, double glazed obscure windows to side, carpeted flooring, coved cornice to smooth ceiling with pendant lighting, doors leading to both main house and annexe.

#### Main House

##### Main House Hallway

Stairs leading to first floor landing, carpeted flooring, coved cornice to smooth ceiling with pendant lighting, radiator, storage cupboard, doors to:

##### Cloakroom

Two-piece suite comprising wall mounted wash hand basin with chrome taps and low level w/c, tiled flooring, smooth ceiling with fitted spotlight.

##### Main House Kitchen

14'9" x 9'8" (4.5m x 2.96m)

Range of wall and base level units with roll top work surfaces above

incorporating one and a half ceramic sink and drainer unit with mixer tap, integrated double oven, gas hob and extractor unit above, Integrated fridge freezer, space and plumbing for washing machine and dishwasher, tiled splash backs and flooring, breakfast bar, radiator, coved cornice to smooth ceiling with fitted spotlights, double glazed bay window to front, double glazed door to side providing access to rear and front garden.

##### Main House Dining Room

Double glazed window to side, carpeted flooring, coved cornice to smooth ceiling with pendant lighting, under stairs storage cupboard, radiator, open into:

##### Main House Lounge

26'2" x 12'9" (8m x 3.9m)

Double glazed windows to side, double glazed French doors to rear, carpeted flooring, coved cornice to smooth ceiling with pendant lighting, radiator, door leading back into hallway.



#### Bedroom Two

13'9" x 11'5" (4.2m x 3.5m)

Double glazed window to front, carpeted flooring, radiator, smooth ceiling with pendant lighting, door to:

#### Second En-suite

3'0 x 9'1 (0.91m x 2.77m)

Three-piece suite comprising tiled shower cubicle with handheld shower attachment, wash hand basin set into vanity unit with chrome taps and low level WC, heated towel rail, partially tiled walls and flooring, coved cornice to smooth ceiling with fitted spotlights.

#### Bedroom Three

14'8" x 10'5" (4.48m x 3.2m)

Double glazed window to front, radiator, carpeted flooring, smooth ceiling with pendant lighting.

#### Bedroom Four

8'10" x 11'1" (2.7m x 3.4m)

Double glazed window to rear, radiator, carpeted flooring, coved cornice to smooth ceiling with pendant lighting.

#### Family Bathroom

11'1 x 7'1 (3.38m x 2.16m)

Four-piece suite comprising panelled bath with tap and hand held shower attachment, tiled shower cubicle with hand held shower attachment, wash hand basin set into vanity unit and low level WC, chrome heated towel rail, partially tiled walls and flooring, airing cupboard, double glazed obscure window to side, coved cornice to smooth ceiling with fitted spotlights.

#### Annexe



#### First Floor Landing

Carpeted flooring, coved cornice to smooth ceiling with pendant lighting, access to loft, doors to:

#### Bedroom One

14'5" x 10'2" (4.4m x 3.1m)

Double glazed window to rear, radiator, carpeted flooring, coved cornice to smooth ceiling with pendant lighting, door to:

#### Master En-suite

5'8 x 6'4 (1.73m x 1.93m)

Three-piece suite comprising tiled shower cubicle with hand held shower attachment, wash hand basin set into vanity unit with chrome taps and low level W.C, heated towel rail, partially tiled walls and flooring, double glazed obscure window to side, coved cornice to smooth ceiling with fitted spotlights.

#### Annexe Lounge

15'5" x 11'5" (4.7m x 3.5m )

Double glazed bay window to front and side, carpeted flooring, coved cornice to smooth ceiling with pendant lighting, wall lighting, gas feature fireplace, radiator.

#### Annexe Inner Hallway

Coved cornice to smooth ceiling with pendant lighting, carpeted flooring, doors to:

#### Annexe Kitchen

11'11" x 11'11" (3.65m x 3.64m )

Range of wall and base level units with roll top work surfaces above incorporating one and a half ceramic sink and drainer unit with chrome tap, integrated oven, five ring gas hob, with extractor unit above, integrated fridge freezer and washing machine, tiled splash back and flooring, double glazed window to rear and double glazed door leading into rear garden, radiator, coved cornice to smooth ceiling with pendant lighting, down lights.

#### Bedroom Five

7'10" x 10'9" (2.4m x 3.28m)

Double glazed obscure window to side, carpeted flooring, radiator, fitted wardrobes, cupboards and drawers, coved cornice to smooth ceiling with pendant lighting.

#### Annexe Bathroom

5'2" x 7'6" (1.6m x 2.3m )

Three-piece suite comprising panelled bath, wash hand basin set into vanity unit with chrome taps and low level w/c, tiled walls and flooring, heated towel rail, double glazed obscure window to side.

#### Rear Garden

Crazy paved seating area with pathway and steppingstones to rear providing access to three storage sheds with power and lighting that are to remain and access to garage, mostly laid to lawn with feature shrub borders, side gated access to front garden.

#### Front Garden

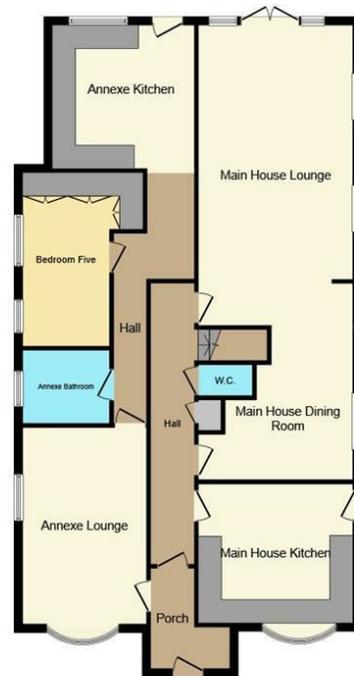
Crazy paved driveway with parking for multiple vehicles, steps leading to front door, side gated access to rear garden, driveway provides access to:

#### Garage

Up and over door, double glazed door to side providing access to rear garden, power and lighting.







### Ground Floor

Floor area 132.0 sq. m. (1,421 sq. ft.)  
approx

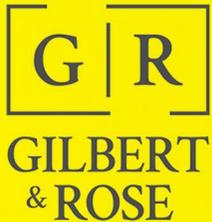


### First Floor

Floor area 78.0 sq. m. (840 sq. ft.)  
approx

Total floor area 210.0 sq. m. (2,260 sq. ft.) approx

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