

stuart  
thomas



- WALKING DISTANCE OF HADLEIGH TOWN CENTRE
- POPULAR WESTWOOD ESTATE LOCATION
- GARAGE AND OFF STREET PARKING

## 61 Broomfield, Hadleigh, Essex, SS7 2SR

Guide Price £285,000

STUART THOMAS is pleased to offer this 3 bedroom semi detached chalet located on the Westwood Estate just a short walk from woodland and and within easy reach of Hadleigh Town Centre. The property requires some updating but offers 3 bedrooms, a delightful south facing garden and NO ONWARD CHAIN.



## Property Description

### KITCHEN

9' 05" x 9' 01" (2.87m x 2.77m) Wooden base units with wood effect work surface over. 3 wall cupboards and larder cupboard housing gas meter. Wall mounted combi boiler installed in 2011 and serviced annually. Space for washing machine, fridge and freezer. Free standing cooker. Half tiling to walls. Double glazed door to side with obscure glass. Double glazed window to rear. Vinyl Flooring. Door leading to:

### INNER HALL

Stairs to first floor. Understairs cupboard. Carpet. Radiator.

### CLOAKROOM

Close coupled WC. Smooth plastered ceiling with spotlight. Light wood effect laminate flooring.

### LOUNGE

15' 11" x 10' 10" (4.85m x 3.3m) Located to the rear of the property with double glazed French doors leading out on to the beautiful south facing garden. Additional floor to ceiling picture window. Fireplace with wood mantel and tiled hearth and back with a coal effect gas fire. Shelving and cupboards. Radiator. Carpet

### BEDROOM TWO

12' 04" x 10' 11" (3.76m x 3.33m) Ground floor bedroom with double glazed window to the front. Radiator. Carpet.

### BEDROOM THREE

9' 04" x 8' 04" (2.84m x 2.54m) Additional downstairs bedroom with double glazed window to front. Carpet. Radiator.





#### LANDING

Access to loft housing cold water tank. Large double glazed window to the side making the landing light and airy.

#### BEDROOM ONE

14' 10" x 11' 0" (4.52m x 3.35m) Built in cupboards with a door in the cupboard leading to further loft space with potential to extend if required. Double glazed window to front with views towards woodland. Carpet. Radiator.

#### BATHROOM

Bath with electric shower over. Pedestal hand wash basin. WC. Half tiled with double glazed window to the side with obscure glass.

#### GARAGE

Detached garage accessed via the driveway with up and over door. Electric and power.

#### FRONT GARDEN

Off street parking with the remainder hardstanding with mature shrub and flower borders. Potential to make additional parking if required.

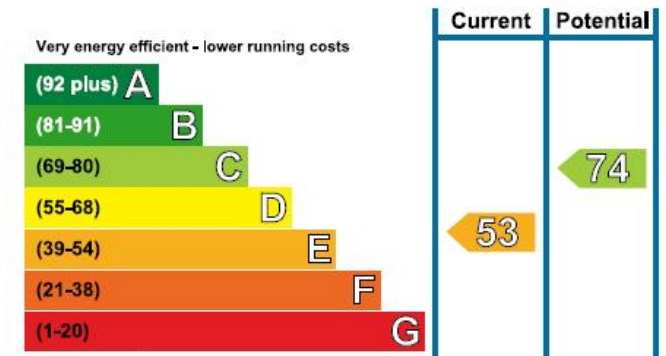
#### REAR GARDEN

A mature, well stocked south facing L shaped garden commencing with Lazy lawn and the remainder paved. Greenhouse. Personal access to side.

#### AGENTS NOTE

The property is leasehold with 134 years remaining on the lease. Ground rent is £15 per annum.





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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