



Brown & Brand

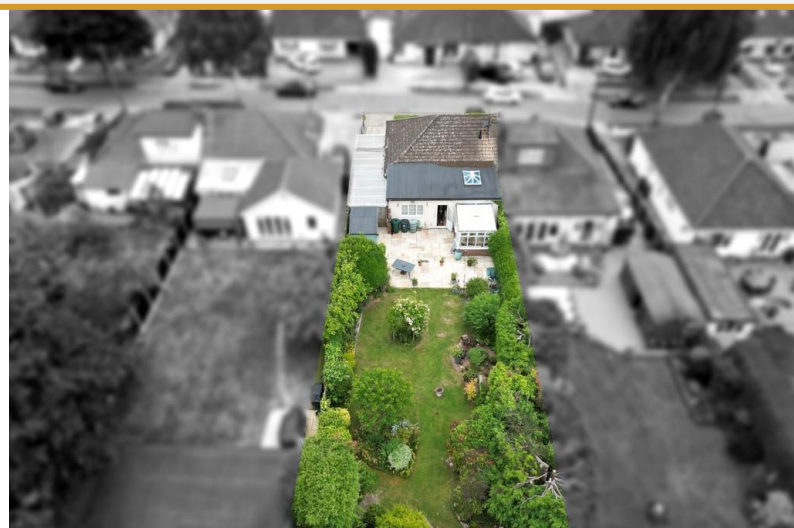


Fairmead Avenue

Daws Heath, SS7 2UQ

- Highly sought-after semi-rural location in Daws Heath
- Beautifully presented & extended three-bedroom semi-detached bungalow
- Spacious 24ft lounge opening into a conservatory
- Modern kitchen/breakfast room and contemporary shower room

Offers in excess of £475,000





Property Description

GUIDE PRICE £475,000-£500,000

Situated within the sought-after semi-rural location of Daws Heath, this beautifully presented three-bedroom semi-detached bungalow offers spacious and versatile accommodation, ample off-road parking and a truly exceptional rear garden.

The property features a generous lounge opening into a conservatory overlooking the garden, a modern kitchen/breakfast room, three well-proportioned bedrooms, and a contemporary shower room.

A particular highlight is the stunning rear garden, which begins with a large patio area and extends to a beautifully maintained lawn with established trees, mature shrub borders, and flower beds. To the rear, a further entertaining area includes a barbecue hut, while additional benefits include a cabin with power and lighting, greenhouse, storage shed, irrigation watering system, and workshop.

Further features include a gated carport, driveway parking for several vehicles, and potential to extend (subject to the necessary consents).

Offering the perfect balance of countryside surroundings and convenient access to local amenities, this wonderful home presents a rare opportunity to acquire a property in one of the area's most desirable locations.





ACCOMODATION COMPRISES

A composite entrance door with obscure stained-glass panelling provides access to the:

ENTRANCE HALL

Fitted carpet, radiator, wall-mounted thermostat, loft access, smooth plastered ceiling with coving and ceiling rose and doors leading to:

BEDROOM ONE

12' 4" x 10' 6" (plus wardrobes)(3.76m x 3.2m)

Double-glazed bay window to the front with fitted shutters, additional obscure stained-glass double-glazed window to the front, fitted wardrobes, radiator, fitted carpet and coving to the ceiling.



BEDROOM TWO

11' 1" x 11' 2" (plus wardrobes)(3.38m x 3.4m)

Double-glazed corner windows to the front and side with fitted shutters, additional obscure stained-glass double-glazed window to the front, fitted wardrobes, radiator, fitted carpet and coving to the ceiling.

BEDROOM THREE

11' 4" x 8' 2" (3.45m x 2.49m) Double-glazed window to the side with fitted shutters, fitted carpet, smooth plastered ceiling with coving and ceiling rose.



SHOWER ROOM

Beautifully presented modern three-piece suite comprising a walk-in shower cubicle, vanity wash hand basin with mixer tap, low-level WC, heated towel rail, tiled walls and flooring, inset spotlights, obscure double-glazed window to the side and a large storage cupboard.

LOUNGE/ DINER

24' 3" x 14' 2" (7.39m x 4.32m) An impressive and spacious reception room featuring a skylight, electric feature fireplace, fitted shelving and cabinetry, radiator, smooth ceiling with inset spotlights and sliding doors leading to:



CONSERVATORY

10' 2" x 8' 3" (3.1m x 2.51m) Double-glazed windows to the front and both sides. French doors opening onto the garden, tiled flooring and ceiling fan.



KITCHEN/BREAKFAST ROOM

13' 9" x 11' 8" (4.19m x 3.56m) Beautifully fitted with a range of modern wall and base units complemented by laminate work surfaces. Features include a one-and-a-half bowl sink unit with mixer tap and drainer, gas oven with four-ring gas hob and extractor hood above, tiled splash backs, space for a freestanding fridge/freezer, integrated dishwasher, and space and plumbing for a washing machine. Additional benefits include a pantry/storage cupboard, double-glazed windows to the rear and side, radiator, tiled flooring, coving to the ceiling, and a double-glazed door providing access to the garden.



REAR GARDEN

A beautifully maintained rear garden with a large patio seating area, with the remainder predominantly laid to lawn and complemented by established trees, shrub borders, and well-stocked flower beds. To the rear of the garden is a further patio area featuring a barbecue hut, creating an ideal space for outdoor entertaining.

Additional features include a cabin with power and lighting, greenhouse, storage shed, irrigation watering system, and access to the workshop. This truly exceptional garden offers a wonderful combination of space, privacy, and versatility, and must be viewed to be fully appreciated.



PARKING

Off-road parking is provided via the driveway leading to gated carport.

CARPORT

Gated access to the front leading to the driveway with lighting and a rear door providing access to the workshop.

WORKSHOP

Equipped with power and lighting, along with base-level storage units and a roll-edge laminate worktop.

Please Note: Footings have already been dug, offering potential for a future extension (subject to any necessary consents).





Energy performance certificate (EPC)		
23 Fairhead Avenue BENfleet SS7 2UQ	Energy rating C	Valid until: 29 April 2036
Property type Semi-detached bungalow		Certificate number: 7509-3061-3204-9076-9209
Total floor area 91 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

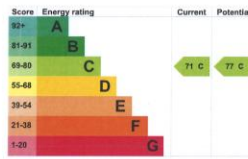
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

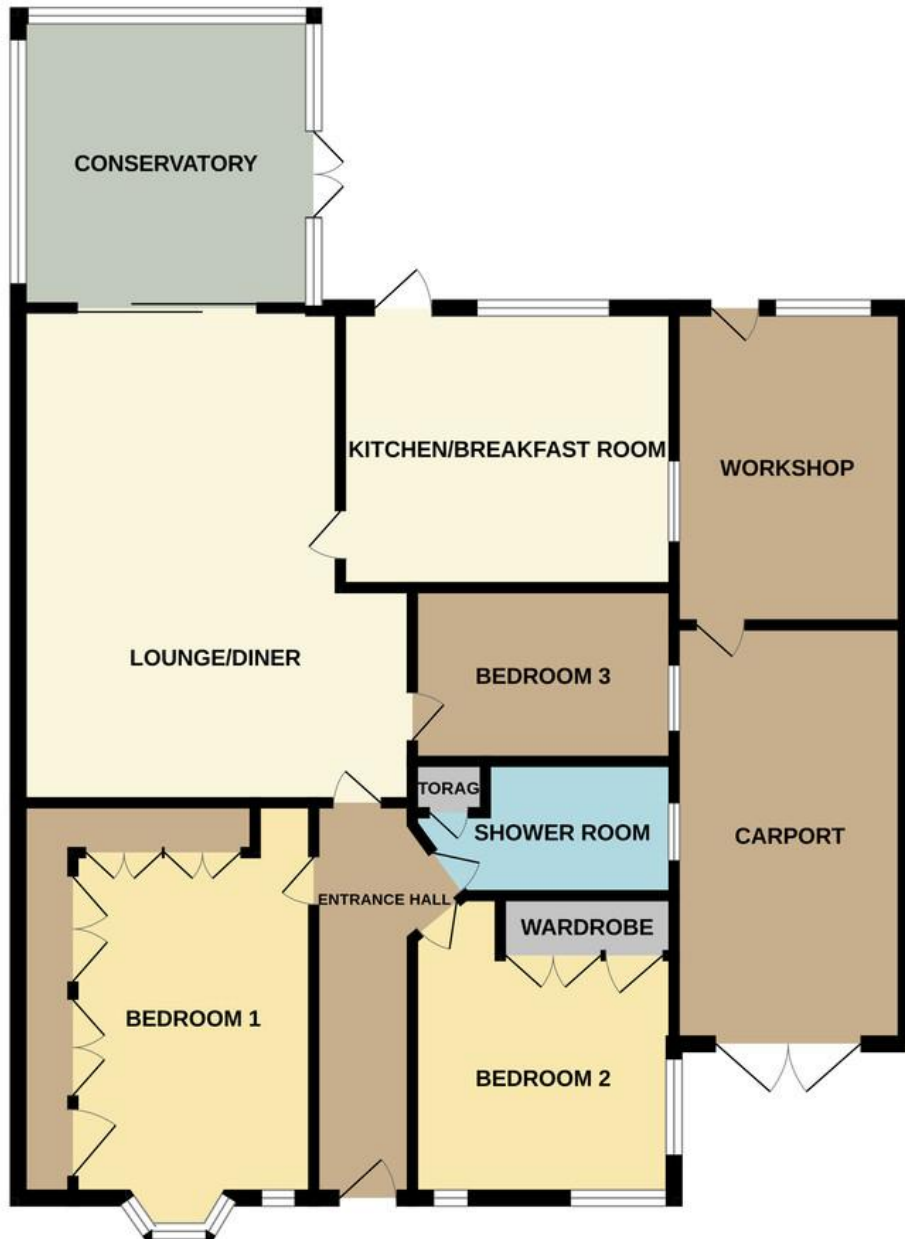
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Material Information
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GROUND FLOOR



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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