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Eastwood Road, Leigh-On-Sea Offers in the region of £750,000

- **Call Aspire Estate Agents To Book In A Viewing**
- **** Chain Free ****
- **20 Minute Walk From Leigh Train Station**
- **Two Generous Sized Reception Rooms**
- **Spacious Living Throughout**
- **Impressive Six Bedroom Family Home**
- **Ample Off Street Parking**
- **Downstairs W/C, Family Bathroom & En-Suite To Master Bedroom**
- **Excellent Local Amenities**
- **Six Great Sized Bedrooms**

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Aspire Estate Agents is pleased to present this stylishly designed family home—a perfect residence for a growing or already large family seeking to upsize.

One of the standout features of this property is its expansive front driveway, offering ample off-street parking. The integral garage provides additional storage, and the side gated access leads to a beautiful rear garden with an outbuilding and a paved seating area—a delightful space for entertaining guests, especially during the warmer summer months!

Upon entering this impressive home, you'll find two spacious reception rooms, a generously sized open-plan kitchen/diner, a convenient downstairs cloakroom, a modern four-piece suite family bathroom, and six well-proportioned bedrooms. Bedroom one boasts the added luxury of an en-suite.

In terms of location, the property is conveniently located a stone's throw away from local shops, including Sainsbury's and Waitrose, as well as other amenities. It's a 10-15 minute walk from the iconic Leigh Broadway, where you'll discover a plethora of shopping options, cafes, bars, and restaurants. Multiple bus connections are easily accessible, and a short drive takes you to Belfairs Golf Course, Belfairs Park, and Belfairs Woods, providing the perfect setting for family walks in the surrounding nature. Moreover, Leigh-On-Sea station is only a 20-minute walk away, making it an ideal transportation hub for any commuters in the family, with direct travel into London in less than an hour.

Property Details:

Tenure Type: Freehold

Council Tax Band: E

Entrance:

Enter through the entrance door into a porch with double glazed obscure windows to the front, tiled flooring, and a door leading to:

Hallway:

Featuring coved cornicing to a smooth ceiling with fitted spotlights, stairs leading to the first-floor landing, a radiator, tiled flooring, and doors to:

Lounge:

Measuring 17'5 x 11'2, this room includes a double glazed bay window to the front with fitted blinds, coved cornicing to a smooth ceiling with fitted spotlights, wall-mounted lights, a brick feature fireplace, radiator, solid wood flooring, and double doors leading to:

Sitting Room:

Spacious at 17'5 x 16'5, it includes double glazed windows to the side and rear, double glazed stained glass windows to the side, a double glazed door to the rear opening to the rear garden, coved cornicing to a smooth ceiling with fitted spotlights, a feature fireplace, two radiators, solid wood flooring, and double doors leading to:

Kitchen/Diner:

Sized at 16'9 x 16'1, this area comprises a range of wall and base level units with solid wood work surfaces above, incorporating a stainless steel sink with a flexi tap, space for a range-style cooker with an extractor unit above, space for a dishwasher, washing machine, and American-style fridge/freezer. It features a double glazed window to the rear, double glazed French doors to the rear opening to the garden, a smooth ceiling with fitted spotlights, wall-mounted light, tiled splashbacks, a radiator, and tiled flooring.

Downstairs W/C:

This area includes a two-piece suite comprising a washbasin with a mixer tap set into a vanity unit and a low-level w/c. It features a smooth ceiling with fitted spotlights, an extractor fan, tiled walls, and tiled flooring.

First Floor Landing 1:

With a double glazed stained glass window to the side, coved cornicing to a smooth ceiling with fitted spotlights, a radiator, carpeted flooring, and doors to:

First Floor Landing 2:

Featuring a double glazed Velux window to the side, a smooth vaulted ceiling with pendant lighting, carpeted flooring, and doors to:

Bedroom One:

Measuring 16'1 x 11'10, this room includes a double glazed bay window to the front with fitted blinds, coved cornicing to the ceiling with ceiling lights, a radiator, laminate flooring, and a door to:

En-Suite:

Comprising a three-piece suite with a walk-in shower cubicle, a wall-mounted power shower, rainfall shower, handheld attachment, washbasin with a mixer tap set into a vanity unit, and a low-level w/c. It features a smooth ceiling with fitted spotlights, tiled walls, and tiled flooring.

Bedroom Two:

Sized at 11'10 x 11'6, this room includes a double glazed window to the rear, coved cornicing to a smooth ceiling with pendant lighting, a radiator, and laminate flooring.

Bedroom Five:

Measuring 11'6 x 9'2, this room features a double glazed bay window to the front with fitted blinds, coved cornicing to a smooth ceiling with pendant lighting, a radiator, and laminate flooring.

Bedroom Six:

With dimensions of 9'6 x 7'10, this room includes a double glazed window to the rear, coved cornicing to a smooth ceiling with pendant lighting, a radiator, and laminate flooring.

Family Bathroom:

Comprising a four-piece suite with a panelled bath, mixer taps, handheld shower attachment, a walk-in shower cubicle with a wall-mounted power shower, rainfall shower, handheld attachment, washbasin with a mixer tap set into a vanity unit, and a low-level w/c. It features a chrome heated towel rail, an extractor fan, a smooth ceiling with fitted spotlights, tiled walls, and tiled flooring.

Bedroom Three:

Measuring 11'10 x 11'2, this room includes a double glazed Velux window to the side, a smooth vaulted ceiling with pendant lighting, eaves storage, a radiator, and laminate flooring.

Bedroom Four:

Sized at 13'5 x 8'6, this room features a double glazed Velux window to the side, a smooth vaulted ceiling with pendant lighting, eaves storage, a radiator, and carpeted flooring.

Rear Garden:

The rear garden includes a block-paved seating area, external lighting, the remainder laid to lawn, a mature tree, feature shrub and flower bed borders, and a step up to a decked seating area at the rear with an outbuilding that will remain. There is side gated access to the front garden.

Outbuilding:

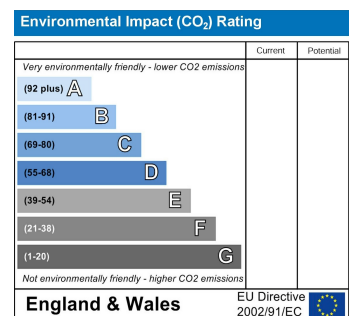
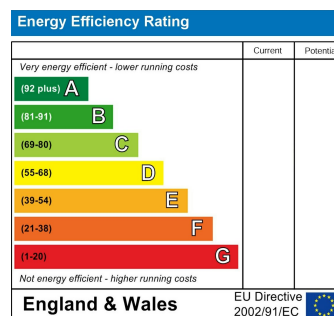
The outbuilding includes a double glazed window to the front, double glazed French doors to the side opening to the rear garden, a smooth ceiling with large spotlights, and laminate flooring.

Front Garden:

The front garden is shingled, providing ample off-street parking, with a retained brick wall featuring a cast-iron balustrade, mature trees, and hedges. There is an up-and-over door to the garage and side gated access to the rear garden.

Garage:

Measuring 18'1 x 7'10, the garage includes an up-and-over door to the front, power, and lighting.



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.