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today on 01268 777400**



## **The Fairway, Leigh-On-Sea £450,000**

GUIDE PRICE £450,000 - £475,000. This character property offers 4 generously sized bedrooms, 2 bathrooms and 2 additional spacious reception rooms. The property also boasts a beautifully garden that invites you to relax and unwind. Belfair's Woods Just a short distance away, you can easily explore nature trails and indulge in outdoor activities.

Convenience is key, and this property excels in its location. Local shops and amenities are within close proximity, ensuring that your daily needs are met with ease. The main road A127 is conveniently accessible, providing direct routes to London and the M25, making commuting a breeze.

Don't miss the opportunity to make this enchanting house your home. Experience the perfect blend of character, comfort, and convenience. Contact us today to schedule a viewing and start the next chapter of your life in this exceptional property.

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## **Porch**

Door to side, door leading to

## **Hallway**

Smooth Ceiling, lead light glazed door to side, lead light glazed side light windows. wooden flooring laid in a herringbone pattern, door leading to

## **Lounge**

18'3 x 11'5 (5.56m x 3.48m )

Textured coved ceiling, glazed lead light bay window to front, feature fireplace with tiled hearth and surround, wooden flooring in herringbone pattern, radiator door leading to Dining

## **Dining Room**

12'5 x 11'4 (3.78m x 3.45m)

Smooth ceiling, glazed window to side x 2, radiator, glazed lead light window and door to front.

## **Kitchen**

14'7 x 10'2 (4.45m x 3.10m)

Textured ceiling, double glazed window over looking rear garden, hard wood part glazed door to side, kitchen comprises of a range of wall units inset stainless steel sink and drainer with mixer tap over, space for cooker, space and plumbing for washing machine, radiator. vinyl tiled effect flooring, radiator.

## **Ground Floor W/c**

Smooth ceiling, ceramic sink with hot and cold tap, low level w/c with chrome effect handle flush.

## **Ground Floor Bathroom**

Smooth ceiling, obscure single glazed lead light window to rear x 2, panelled bath with telephone style chrome effect mixer tap over, pedestal hand wash basin with hot and cold tap over, tiling to walls, radiator, tile effect flooring.

## **Ground Floor Bedroom 1**

15'9 x 12'3 (4.80m x 3.73m)

Textured coved ceiling, glazed lead light window to front, glazed lead light window to side, radiator, wooden effect flooring in a herringbone pattern.

## **Ground Floor Bedroom 2**

15 x 12'7 (4.57m x 3.84m)

Textured ceiling, glazed lead light window to side, glazed lead light window to rear, radiator, wood effect flooring in herringbone pattern, radiator.

## **Landing**

Smooth ceiling, stairs rising from first floor, fitted carpet to remain, doors leading to

## **1st Floor Bathroom**

Smooth sloped ceiling with roof window, shower with

glass splashback surround. close couple low level w/c with inset chrome effect push button flush, hand was basin with chrome effect mixer tap over. tiling to walls with inset black tiled border.

## **Bedroom 3**

15'2 x 12'10 (4.62m x 3.91m)

Smooth ceiling, 2 x roof windows to rear, fitted carpet to remain, radiator door returning to landing.

## **Bedroom 4**

10'6 x 8'7 (3.20m x 2.62m )

Smooth sloped ceiling, roof window to rear, radiator, fitted carpet to remain.

## **Garden**

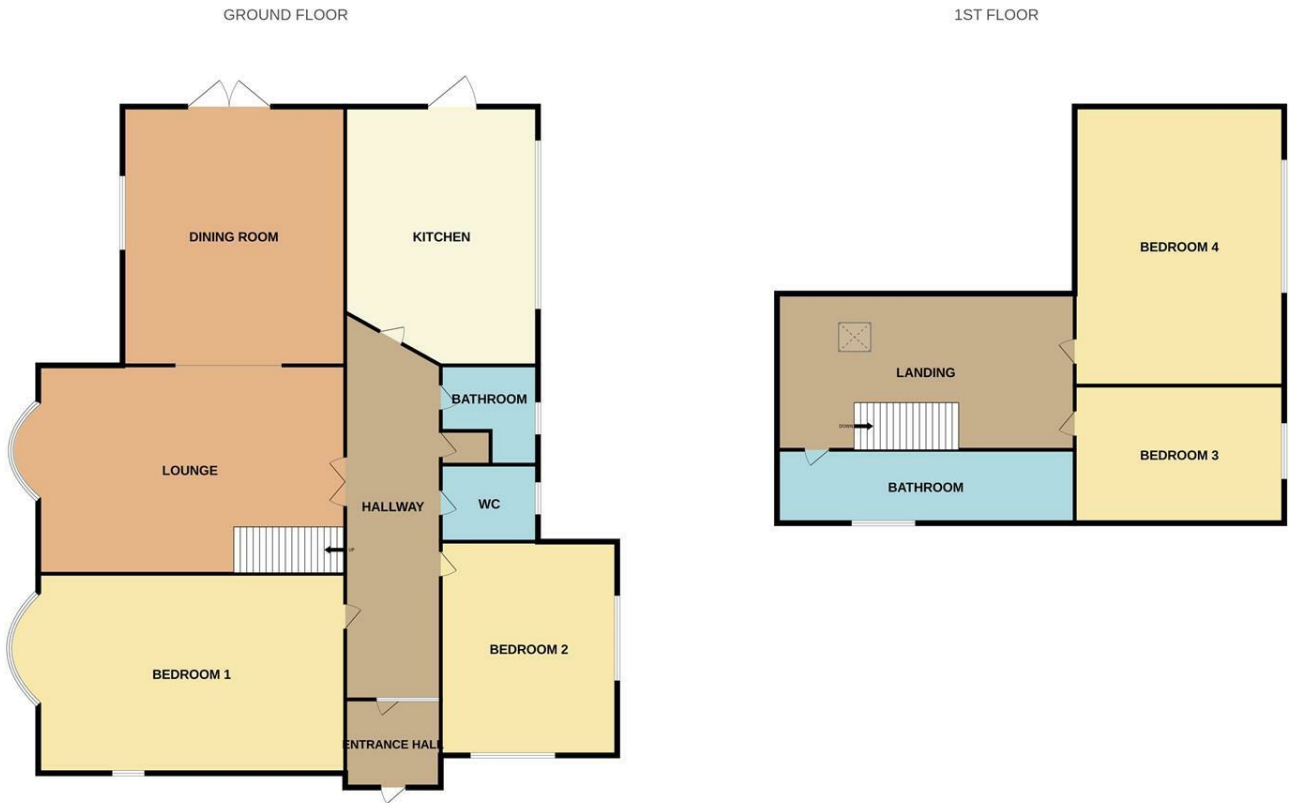
Spacious rear garden with established shrubs and borders, access to both flanks, additional access to detached rear garage.

## **Garage**

Detached garage with door side, up and over door to side driveway provide additional off street parking.

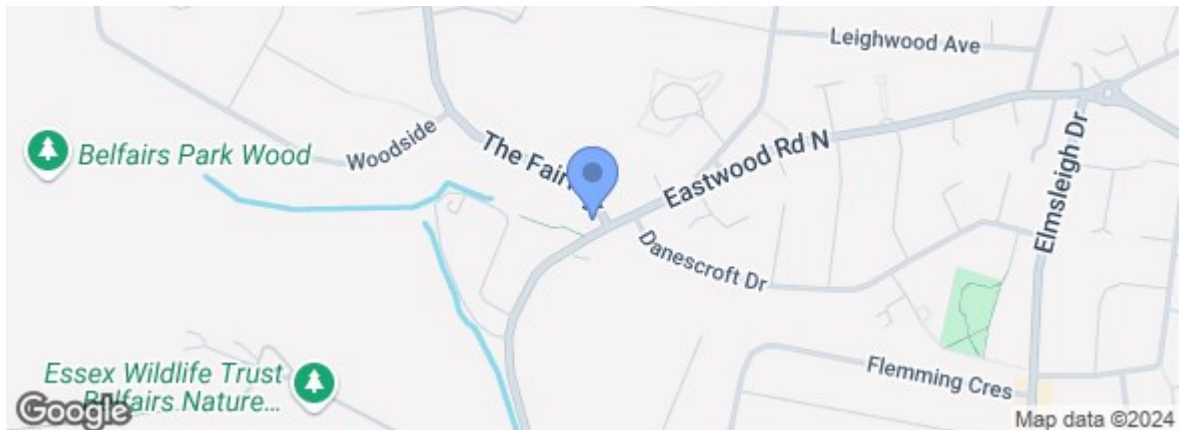
## **Parking to Rear**

Access via driveway to rear with off street parking for several vehicles.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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