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today on 01268 777400**



## Boundary Road, Leigh-On-Sea Offers over £340,000

### Three-Bedroom Mid-Terraced Home in Desirable Eastwood, Leigh-on-Sea

Tucked away in a peaceful and well-connected neighbourhood in Eastwood, this beautifully presented three-bedroom mid-terraced home offers a rare combination of space, convenience, and lifestyle features that are hard to come by. From the added comfort of a ground-floor W.C. to a bright, spacious conservatory providing over 100 sq ft of additional living space, and direct access to a private garage at the rear, this home is thoughtfully designed for modern living.

Step inside to discover a stylish split-level lounge and dining area—an ideal setting for family relaxation or entertaining guests. The home benefits from a recently upgraded heating system with an energy-efficient combination boiler, ensuring year-round comfort. The well-proportioned kitchen offers ample worktop and storage space and flows seamlessly out to a private rear garden, perfect for al fresco dining or quiet moments outdoors.

Perfectly positioned for everyday convenience, the property is just a short stroll from local shops, a supermarket, and the popular Miller & Carter steakhouse. Scenic countryside walks are close by for weekend escapes, while excellent transport links, highly regarded local schools, and reliable bus routes make this an ideal choice for families and commuters alike. For those working in the city, mainline rail stations offering direct access to Central London are just a short drive away. And when it's time to unwind, the vibrant coastal town of Leigh-on-Sea—with its boutique shopping, acclaimed restaurants, and stunning estuary views—is within easy reach.

This is more than just a house—it's a welcoming, versatile home where comfort meets convenience in one of the area's most sought-after settings. Early viewing is highly recommended.

## **LOUNGE**

15'11" x 14'1" (4.858 x 4.295)

## **KITCHEN**

11'6" x 9'3" (3.523 x 2.828)

## **DINING ROOM**

10'7" x 9'3" (3.234 x 2.828)

## **GROUND FLOOR W/C**

3'10" x 3'6" (1.184 x 1.092)

## **CONSERVATORY**

4.559 x 2.474 (1.22m.170.38m x 0.61m.144.48m)

## **BEDROOM ONE**

13'0" x 9'4" (3.987 x 2.853)

## **BEDROOM TWO**

10'10" x 8'5" (3.312 x 2.571)

## **BEDROOM THREE**

8'4" x 6'11" (2.560 x 2.119)

## **BATHROOM**

## **GARAGE**

15'7" x 7'1" (4.769 x 2.183)

GROUND FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



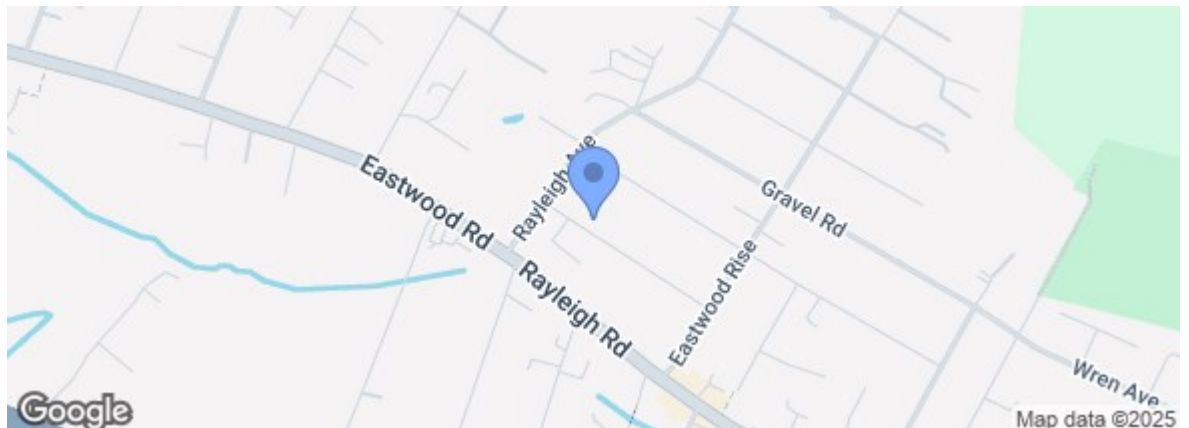
1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.

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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