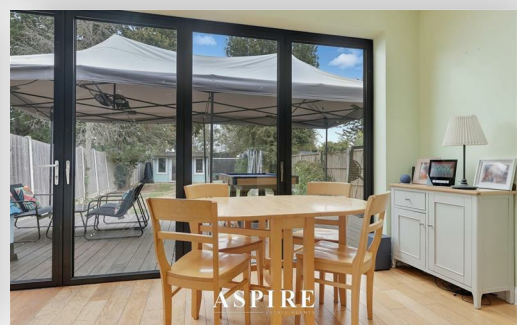
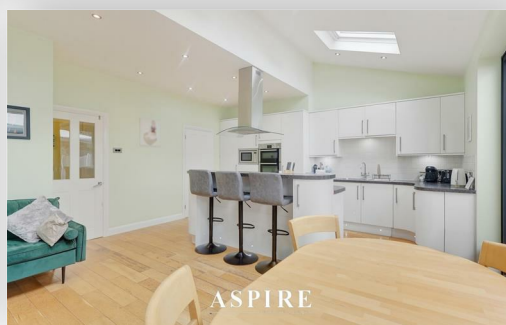


*To arrange a viewing contact us
today on 01268 777400*



The Fairway, Leigh-On-Sea Guide price £600,000

This beautifully extended three-bedroom semi-detached home, set on The Fairway in the heart of Leigh-on-Sea, is ideal for families and professionals seeking generous living space in a highly sought-after location. Just a stone's throw from Belfairs Woods and within the catchment for Fairways Primary School, this home offers modern convenience alongside a peaceful, community-focused setting.

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Inside, the home welcomes you with a bright and airy layout. The spacious lounge provides a perfect spot to relax, while the stunning kitchen/diner acts as the heart of the home — a modern, social space designed for entertaining and family gatherings, with direct access to the garden. A handy utility room and a stylish ground-floor shower room add further practicality.

Upstairs, you'll find three well-proportioned bedrooms, each offering flexibility for family living, home working, or guest accommodation. The family bathroom completes the first floor with a modern, functional design.

The exterior is equally impressive. A generous, unoverlooked rear garden backs onto school fields, featuring a decked seating area, lawn, and summerhouse — perfect for outdoor living. To the front, a shingled driveway provides off-street parking and access to the garage.

With excellent transport connections via the A127, nearby bus routes, and Leigh Station offering direct trains into London, this home combines convenience with tranquility. Local shops, schools, and the vibrant amenities of Leigh-on-Sea are all within easy reach.

Lounge: 11'1" x 17'6" (3.38m x 5.33m)

Kitchen/Diner: 19'4" x 15'9" (5.89m x 4.80m)

Utility Room: 7'7" x 7'2" (2.31m x 2.18m)

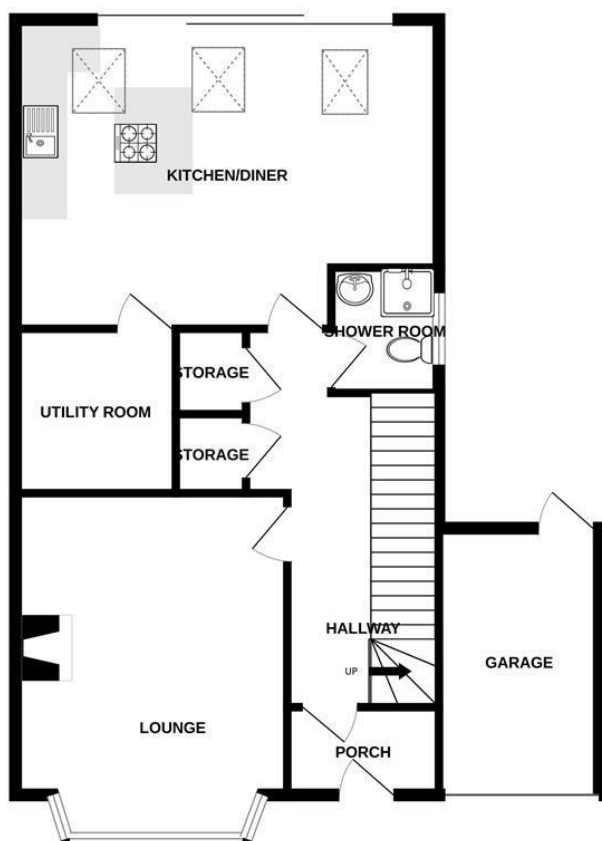
Garage: 7'7" x 13'1" (2.31m x 3.99m)

Bedroom 1: 11'9" x 12'7" (3.58m x 3.84m)

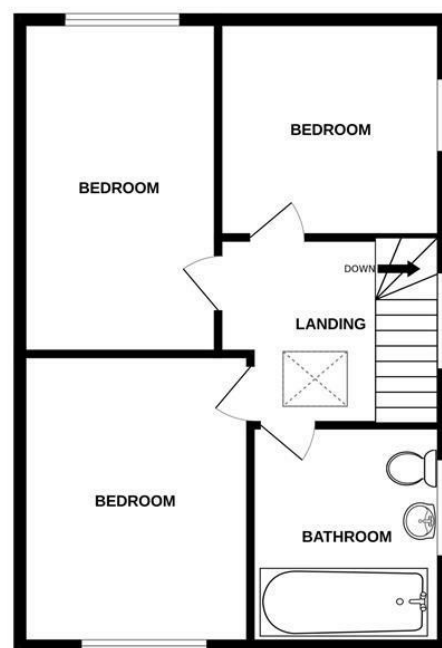
Bedroom 2: 10'2" x 13'1" (3.10m x 3.99m)

Bedroom 3: 8'1" x 10'6" (2.46m x 3.20m)

GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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