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## **Bellhouse Road, Leigh-On-Sea Guide price £500,000**

- **BACKING ONTO WOODLANDS**
- **VASTLY EXTENDED**
- **21FT MODERN KITCHEN/DINER**
- **TWO GROUND FLOOR BEDROOMS**
- **EN SUITE BATHROOM**
- **WEST FACING STUNNING GARDEN**
- **LOUNGE WITH VAULTED CEILING, ELECTRIC VELUX AND BI FOLD DOORS**
- **GROUND FLOOR FOUR PIECE BATHROOM**
- **TWO FIRST FLOOR BEDROOMS**
- **BEAUTIFULLY PRESENTED**

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## WOODLAND VIEWS FROM THE STUNNING WEST FACING GARDEN - \*\*\* CHAIN FREE \*\*\*

This outstanding and vastly extended family home offers breathtaking views over the woodlands behind the garden. The ground floor offers two double bedrooms, a modern four piece bathroom, a 21ft beautiful kitchen/diner and an amazing 20ft by 16ft lounge with vaulted ceiling, electric velux window and Bi-Folding doors opening to the garden. The first floor offers a fantastic master bedroom with full bathroom en-suite and the fourth bedroom. The front of the property has great kerb appeal with block paved driveway providing the off street parking. The West facing un overlooked rear garden backing onto the woods is the perfect place to either sit back and unwind taking in the view or entertain with family and friends. Guide £500,000 To £550,000.

### ENTRANCE

Double glazed door opening to the hallway.

### HALLWAY

Karndeal luxury flooring in a oak style with trim border, smooth ceiling, radiator, doors opening to

### KITCHEN/DINER

21'10 x 13'10 max (6.65m x 4.22m max)

A fantastic modern fitted kitchen/diner in a range of wall and base units with black quartz sparkle worktop and matching splashback, stainless steel under mounted sink with pull out mixer tap, space for range cooker, space for American fridge/freezer, integrated washing machine, integrated dishwasher, smooth plastered ceiling with inset spotlights, Karndeal luxury flooring in a oak style with trim border, double glazed window to side, double glazed door to side, stairs leading to the first floor, space for dining table and chairs, French doors opening to the lounge.

### LOUNGE

20'6 x 16'1 (6.25m x 4.90m)

A stunning room with smooth plastered vaulted ceiling with feature electric velux window and Bi-Folding doors opening onto the beautiful West facing rear garden backing onto woodlands. Complimentary neutral coloured carpet flooring, chimney breast with electric fireplace, radiators.

### GROUND FLOOR BEDROOM THREE

12'6 x 12'1 (3.81m x 3.68m)

Double glazed bay window to front, feature semi circle window pane to side, carpet flooring, smooth plastered ceiling, radiator.

### GROUND FLOOR BEDROOM FOUR

11'4 x 10'5 (3.45m x 3.18m)

Double glazed window to front, carpet flooring, smooth plastered ceiling, radiator.

### GROUND FLOOR BATHROOM

12'3 x 6'8 (3.73m x 2.03m)

A four piece bathroom comprising of a free standing bath with mixer tap and hand held shower attachment, a full length L shape vanity unit with drawers and top housing his and hers sinks with mixer taps and the W/C with chrome effect push button flush, shower cubicle with hand held and over head rainfall mixer, tiled floor, heated towel rail, smooth plastered ceiling, obscure double glazed window to side.

### LANDING

Smooth plastered ceiling, carpet flooring, doors opening to

### BEDROOM ONE

17'4 x 13'2 max (5.28m x 4.01m max)

Double glazed window to rear looking over the garden and woodlands, velux window to front, smooth plastered ceiling, storage in eaves, radiator, door to the en suite.

### EN SUITE BATHROOM

8'7 x 7'11 (2.62m x 2.41m)

A beautiful full bathroom en suite with bath having a mixer tap and hand held shower attachment, white gloss vanity unit housing the hand wash basin with mixer tap over, W/C with chrome effect push button flush, vinyl flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to front, radiator.

### BEDROOM TWO

9'0 x 7'9 (2.74m x 2.36m)

Smooth plastered ceiling, double glazed window to rear, carpet flooring.

### WEST FACING REAR GARDEN

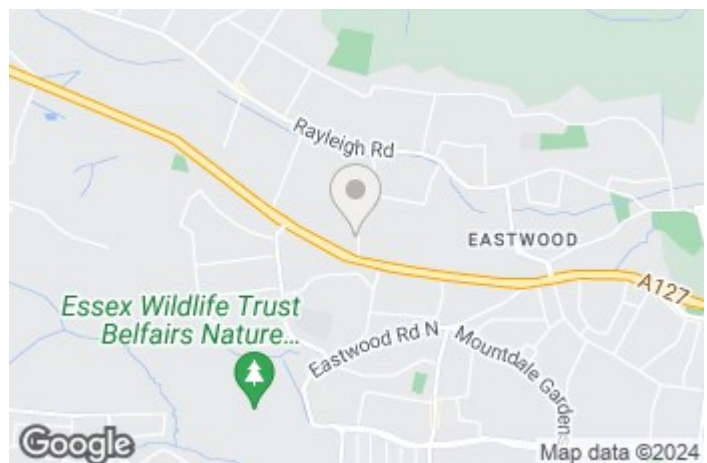
A beautiful West facing unoverlooked established rear garden backing onto woodlands commencing with a patio area, remainder laid to lawn, established borders housing a variety of flowers, shrubs and bushes, timber sheds to rear, paved and gated spacious side access to the front of the property.

### FRONTAGE

A block paved driveway providing off street parking, borders housing a variety of shrubs and bushes, gated side access to the rear garden.

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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