



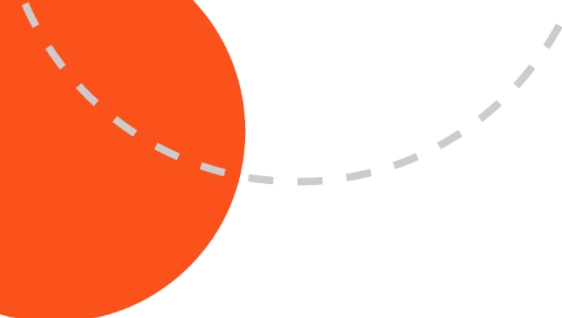
Birchwood Drive, Leigh-On-Sea, Essex, SS9 3LE

3 bed detached house / **Guide Price** £550,000 - £575,000 / t. 01702 555888

**amos**



THIS IS OUR HAPPY PLACE



A beautifully extended **three bedroom** detached family home in the ever sought after 'Birchwood Drive' within Leigh-On-Sea. Having good size lounge with bay window, stunning fitted kitchen/breakfast room open plan to dining room with skylight and bi-folds, ground floor w.c and a modern four piece bathroom suite. Outside there is a lovely rear garden, garage and off street parking to front. Also benefiting from double glazing throughout and gas central heating via combination boiler.

Situated in this convenient location within walking distance to Chalkwell mainline station with direct links into London Fenchurch Street, Leigh Road and Leigh Broadway with a range of shops, bars and restaurants whilst also having some excellent local schools nearby. Call now to book your viewing of this lovely family home!

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call home.**



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## Highlights

- / Extended Three Bedroom Detached House**
- / Well Presented Throughout**
- / Good Size Lounge**
- / Stunning Kitchen/Breakfast Room Open Plan To Dining Room**
- / Ground Floor W.C**
- / Modern Four Piece Bathroom Suite**
- / Good Size Rear Garden With Patio**
- / Garage**
- / Off Street Parking**
- / Upvc Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / Sought After Location**
- / Walking Distance To Chalkwell Station, Leigh Road & Broadway**
- / Local Schools Nearby**
- / Viewings Advised**



Composite entrance door with obscure double glazed leadlight window adjacent opening to:

**Entrance Hall** \ Laminate flooring, radiator, power points, smooth plastered ceiling, carpeted stairs with timber balustrade leading to first floor, obscure double glazed leadlight window to side, understairs storage cupboard, doors to accommodation off.

**Lounge 13'11 Into Bay x 12'2** \ Double glazed leadlight bay window to front, laminate flooring, radiator, power points, T.V point, smooth plastered ceiling.

**Kitchen/Diner 25'11 x 18'5 'L' Shaped Maximum Measurements** \ Stunning fitted kitchen open plan to reception room. The kitchen comprising double bowl stainless steel sink and drainer units with extendable mixer tap inset into range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Bosch double oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, LED lighting to plinth, under cupboard spotlights, attractive panelled splashbacks, laminate flooring, inset Bosch four ring gas hob with extractor over, integrated wine chiller, breakfast bar facility with seating for four diners, smooth plastered ceiling with inset spotlights, double glazed window to rear, power points, floor to ceiling storage cupboards, radiators, T.V point. Open plan to the dining area having continuation of laminate flooring, radiator, power points, skylight, bi-folding doors to rear elevation providing outlook and access to rear garden.

**Ground Floor W.C** \ Two piece suite comprising push button w.c, wall hung wash basin with chrome mixer tap, laminate flooring, obscure double glazed leadlight window to side, smooth plastered ceiling with inset spotlight.



**Landing** \ Fitted carpet, obscure double glazed leadlight window to side, smooth plastered ceiling, loft access hatch, doors to accommodation off.

**Bedroom One 14'4 Into Bay x 11'4** \ Double glazed leadlight bay window to front, laminate flooring, radiator, power points, T.V point.

**Bedroom Two 13' x 10'5** \ Double glazed window to rear, laminate flooring, radiator, power points.

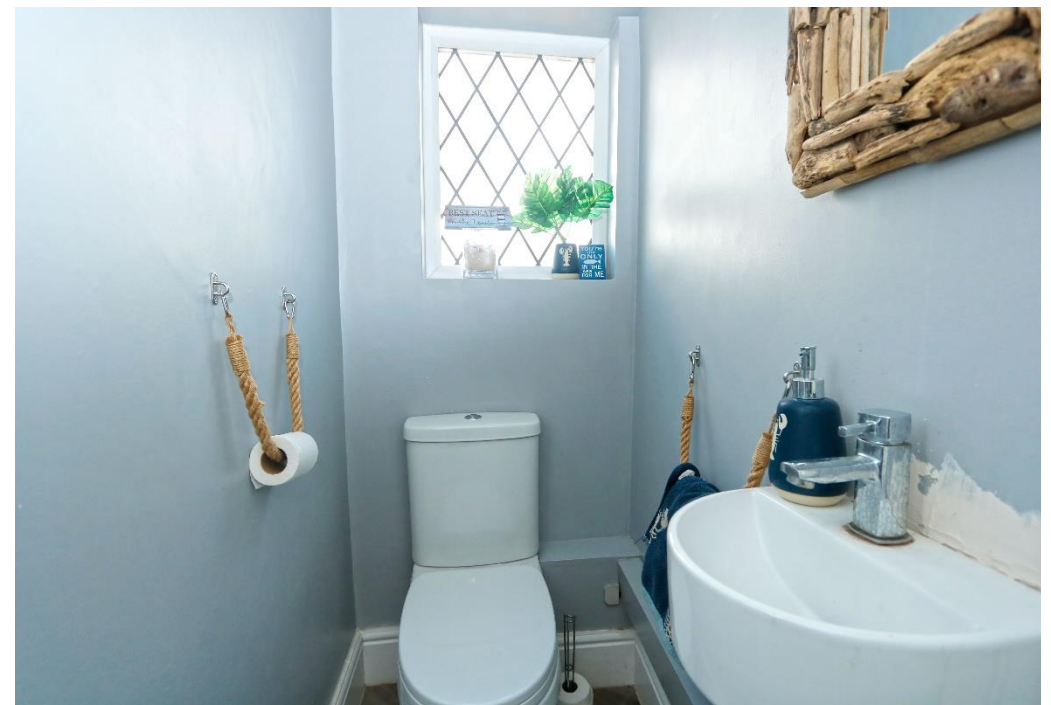
**Bedroom Three 7'6 x 6'10** \ Double glazed leadlight window to front, radiator, power points, laminate flooring.

**Bathroom 8'3 x 7'5** \ Modern four piece suite comprising panelled bath with chrome waterfall style mixer tap, push button w.c, vanity wash basin with chrome waterfall style tap and storage below, shower cubicle with drench style showerhead above and separate handheld attachment, tiled flooring, half tiled walls, two radiators, obscure double glazed windows to side, smooth plastered ceiling, extractor, cupboard housing combination boiler.

**Rear Garden** \ Commencing with steps down to established lawn, attractive patio to far rear, timber shed, fencing to border, outside lighting, side access to front via timber gate, flowerbeds to side.

**Garage** \ Up and over door to front.

**Front Garden** \ Driveway providing off street parking.









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**Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.**

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