

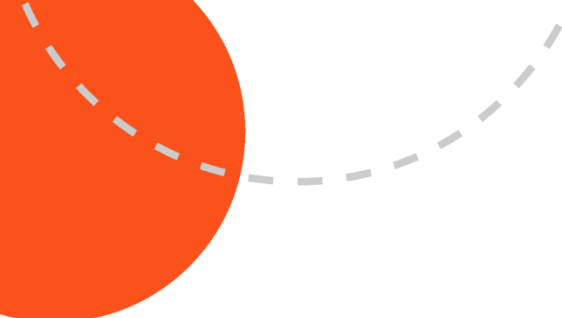


Larchwood Close, Leigh-On-Sea, Essex, SS9 4SH

2/3 bed semi detached / **Guide Price** £350,000 - £375,000 / t. 01702 555888

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Tucked away in this quiet cul de sac on the ever popular 'Belfair's Estate' with a lovely south facing rear garden is this good size **two/three bedroom** semi detached family home. Boasting large lounge, well fitted kitchen/diner and ground floor bathroom with separate w.c together with two double bedrooms, small third bedroom/nursery and an en-suite shower room to the first floor. Also benefiting from garage and off street parking to front. There is excellent scope to extend to the rear and side of the property (subject to the necessary consent) if so desired.

Ideally situated a short stroll from Belfair's woods and golf course, Byford's Food Hall and local bus routes whilst also being within easy access of the A127. Excellent local schools can also be found nearby, the property being within The Fairways Primary and Belfair's Academy school catchments. Viewings advised.

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Highlights

- / **Two/Three Bedroom Semi Detached Family Home**
- / **Large Lounge With Bay Window**
- / **Well Fitted Kitchen/Diner**
- / **Ground Floor Bathroom & W.C**
- / **En-Suite Shower Room To Master**
- / **South Facing Rear Garden**
- / **Garage**
- / **Off Street Parking**
- / **Quiet Cul De Sac**
- / **Belfair's Estate**
- / **Walking Distance To Belfair's Woods & Golf Course**
- / **Easy Access To A127**
- / **The Fairways Primary & Belfair's Academy School Catchments**
- / **Viewings Advised**
- / **Scope To Extend (subject to the necessary consent)**
- / **EPC Rating - E**

Double glazed sliding door opening to:

Entrance Porch \ Fitted carpet, double glazed entrance door opening to:

Entrance Hall \ Laminate flooring, carpeted stairs with timber balustrade leading to first floor, upvc double glazed windows to front and side, radiator, smooth plastered and coved ceiling with inset spotlights, understairs storage cupboard housing combination boiler, doors to accommodation off.

Lounge 13'10 x 13'10 \ Upvc double glazed bay window to front with shutters to remain, laminate flooring, power points, T.V point, radiator, coved ceiling, feature fireplace.

Kitchen/Diner 14'6 x 9'6 \ Well fitted kitchen/diner comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, space for Range style cooker with chimney style extractor above, space for American style fridge/freezer, space and plumbing for washing machine, integrated dishwasher, tiled splashbacks, power points, smooth plastered and coved ceiling with inset spotlights, wood effect vinyl flooring, upvc double glazed bi folding doors leading to garden with upvc double glazed window adjacent, radiator.

Ground Floor Bathroom 6' x 5'4 \ Two piece suite comprising panelled bath with shower over, vanity wash basin with chrome mixer tap and storage below, tiled effect flooring, tiled walls, heated towel radiator, upvc obscure double glazed window to rear, smooth plastered and coved ceiling.

Ground Floor W.C \ Low flush w.c, radiator, half tiled walls, vinyl flooring, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlight.

Landing \ Fitted carpet, eaves storage, smooth plastered ceiling, doors to accommodation off.



Bedroom One 15'4 x 12'5 Max \ Upvc double glazed window to front with shutters to remain, fitted carpet, radiator, power points, smooth plastered and coved ceiling, door to:

En-Suite Shower Room 7'4 x 6'1 \ Three piece suite comprising corner shower cubicle with shower over, pedestal wash basin with chrome mixer tap, heated towel radiator, upvc obscure double glazed window to front, tiled walls, extractor, smooth plastered and coved ceiling with inset spotlights.

Bedroom Two 12'5 x 10'3 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, storage cupboard.

Bedroom Three/Nursery 10'5 x 4'10 \ Upvc double glazed window to side, fitted carpet, radiator, power points, smooth plastered ceiling.

Rear Garden \ The property benefits from a secluded south facing rear garden. Commencing with area laid to patio providing outside seating facility, step up to established lawn, further patio to far rear, fencing to borders, large sideways with access to front via double timber doors, access to:

Garage \ Power and light connected.

Front Garden \ Crazy paved driveway providing off street parking with lawned area adjacent.







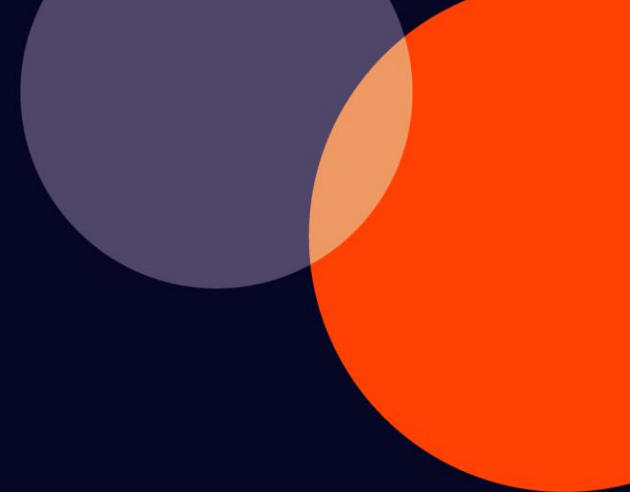
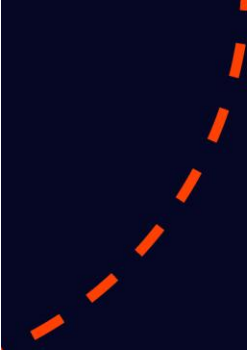
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