



# FOR SALE

## Ellenbrook Close, Leigh-On-Sea SS9 3DY

Guide Price £550,000 Freehold Council Tax Band - D

- Three Bedroom Semi Detached Family Home
- Open Plan Kitchen/Diner
- Three Bedrooms
- Off Street Parking And Detached Garage
- Easy Access To Local Amenities
- Situated On Corner Plot
- In Catchment For 'Outstanding' Schools
- Within Walking Distance To Restaurants & Cafes
- Cosy Lounge Space
- Four Piece Family Bathroom

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

\*\*\*\*\* GUIDE PRICE £550,000 - £575,000 \*\*\*\*\*

Welcome to this charming three-bedroom semi-detached family home located on Ellenbrook Close in the sought-after area of Leigh-On-Sea. This lovely property boasts a spacious open plan kitchen/diner, perfect for entertaining friends and family. The cosy lounge area provides a comfortable space to relax and unwind after a long day. With three well-proportioned bedrooms, there is plenty of room for the whole family to enjoy.

Situated on a corner plot, this home benefits from a west-facing garden, ideal for soaking up the afternoon sun and

offering off street parking along with a detached garage.

Conveniently located close to local amenities, restaurants, and cafes, you'll have everything you need right at your doorstep. Additionally, being in the catchment area for outstanding schools, this property is perfect for families looking to provide their children with a top-quality education.

Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and start envisioning the life you could create in this fantastic semi-detached house.

### Porch

Obscure French doors to entrance, tiled flooring.

### Entrance

Single glazed obscure wooden door to entrance, single glazed obscure windows to front aspect, wooden flooring, radiator, under stair storage, pendant lighting.

### Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, spotlight lighting.

### Kitchen/Diner

Wooden flooring, radiators, double glazed obscure door to side aspect, double glazed window to rear aspect, double glazed bi-fold doors to rear aspect, base & wall units, solid wood worksurface incorporating ceramic sink & drainer, 4 point gas hob with downdraft extractor, space for fridge/freezer, integrated dishwasher, spotlight lighting.

### Downstairs W/C

Tiled flooring, radiator, double glazed obscure window to side aspect, storage cupboard with space and plumbing for washing machine, W/C, hand basin with storage under, pendant lighting.

### Landing

Carpet flooring, double glazed obscure window to side aspect, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed bay windows to front aspect, fitted aircon unit, pendant lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, fitted aircon unit, pendant lighting.

### Family Bathroom

Tiled flooring, heated towel rail, double glazed obscure window to rear aspect, partially tiled walls, ceramic bath, walk in shower cubicle, hand basin with storage under, W/C, storage cupboard, loft access, extractor, spotlight lighting.

### Bedroom 3

Carpet flooring, radiator, double glazed window to front aspect with fitted shutters, spotlight lighting.

### Garage

Electric roller shutter door, concrete flooring, power & lighting.

### Rear Garden

Patio seating area, laid lawn, side access, mature apple and pear trees.

### Front Of Property & Parking

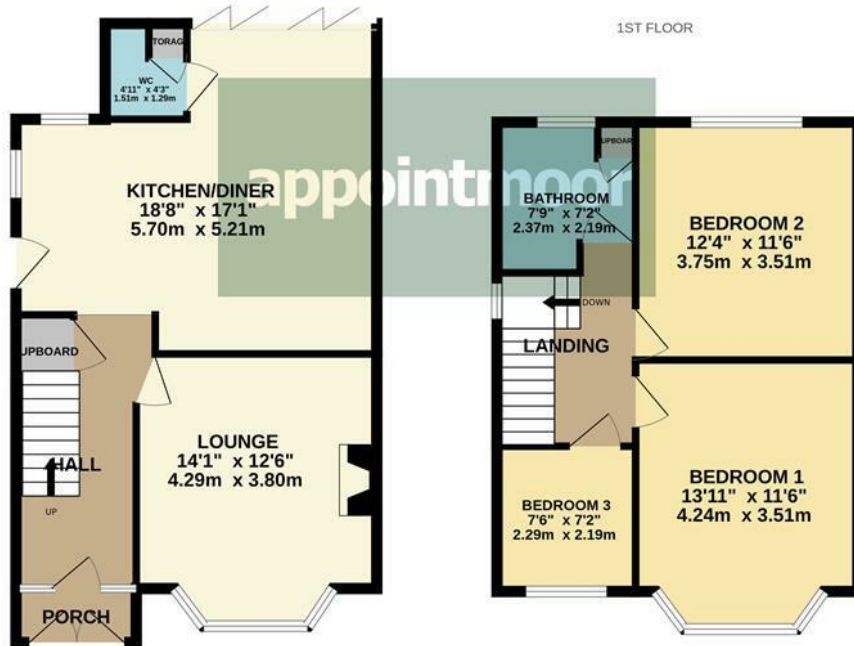
Block paved pathway leading to property entrance, laid lawn, shrubs & flowerbeds, mature trees. Parking to the rear on driveway with space for one vehicle in front of garage.



GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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