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**23 Four Sisters Way, Leigh-On-Sea, SS9 5FQ**

**£475,000**

Being situated within a popular Eastwood location, close to local schools and having convenient access to the A127, is this in this four bedroom detached house offering integral garage and off street parking. The ground floor has two reception rooms, kitchen with separate utility and a ground floor w/c. The first floor offers four bedrooms, the main having ensuite, and a family bathroom/wc. The property also has the added advantage of being sold with no onward chain.

### Entrance Hall

Opaque leaded double glazed windows to front, carpeted, smooth plastered walls to coved ceiling, stairs to first floor, built in storage cupboard, wall mounted thermostat, radiator, door to garage, door off onto:

### Lounge 17'1 x 10'10 (5.21m x 3.30m)



Carpeted, smooth plastered walls to coved ceiling, double glazed bay window to front, gas, coal effect fireplace with marble hearth and wood surround, radiators, double doors through to:

### Dining Room 10 x 9'1 (3.05m x 2.77m)



Double glazed leaded window and door to rear garden, carpeted, smooth plastered walls to coved ceiling, radiator:

### Ground floor w/c

Carpeted, smooth plastered walls, low level w/c, wash hand basin, extractor:

### Kitchen 9'1 x 9'1 (2.77m x 2.77m)



Fitted with cupboard and draw base units and eye level wall cupboards with work surfaces and tiled splash backs, polyurethane sink unit with one and a half bowl, single drainer, built in four ring gas hob with concealed extractor over, upright oven and grill, integrated upright fridge/freezer and dishwasher, radiator, tiled flooring, double glazed leaded window to rear, door through to:

### Utility 6 x 5 (1.83m x 1.52m)



Cupboard and draw unit, polyurethane sink unit with single bowl, single drainer, wall mounted boiler, tiled flooring, double glazed leaded window to rear, recess and plumbing for washing machine, radiator, open access to double glazed lean-to with double doors to rear garden:

### First floor landing

Carpeted, smooth plastered walls, access to loft, radiator, cupboard housing water tank, doors off onto:

### Bedroom One 11'10 x 10'1 plus walk way (3.61m x 3.07m plus walk way)



Carpeted, smooth plastered walls . two built-in single wardrobes, radiator, double glazed leaded windows to front walk way to further built in double wardrobe, door leading to:

### Ensuite 6'1 x 7'1 (1.85m x 2.16m)

Independent tiled shower cubicle, closed coupled

push button flush w/c, pedestal wash hand basin, tiled splash backs, carpeted, radiator, towel rail, wall mounted cabinet, built in storage cupboard, extractor, opaque double glazed leaded window to rear:

**Bedroom Two 10'11 x 13'2 narrowing to 8'10  
(3.33m x 4.01m narrowing to 2.69m)**



Double glazed leaded windows to front, carpeted, smooth plastered walls, built in double wardrobe, radiator:

**Bedroom Three 9'1 x 6 (2.77m x 1.83m)**



Carpeted , smooth plastered walls, built in single wardrobe, radiator, double glazed leaded window to rear:

**Bedroom Four 6'1 x 6'1 (1.85m x 1.85m)**



Carpeted, smooth plastered walls, radiator, double glazed leaded window to rear:

**Bathroom/wc 7 x 5'1 (2.13m x 1.55m)**



White suite consisting panelled bath with mixer tap and shower attachment, closed coupled w/c, pedestal wash hand basin,, tiled splash backs, vinyl flooring, radiator, wall mounted towel rail and cabinet, extractor, opaque double glazed window to rear:

**Externally**

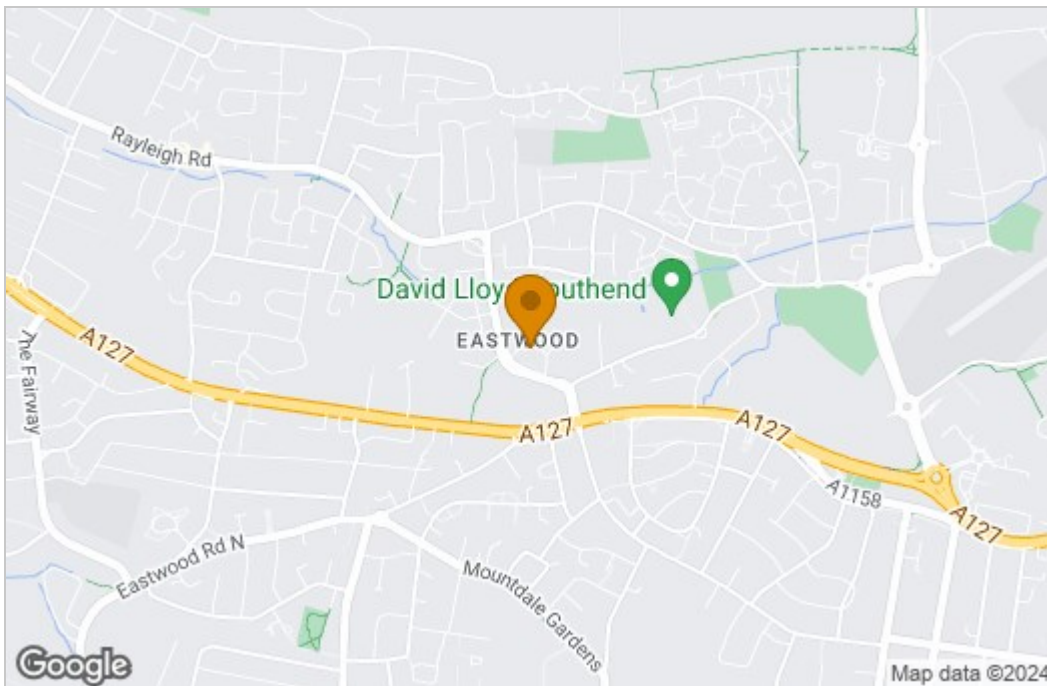
The front of the property is mainly block paved with off street parking for up to two vehicles access to integral garage approx. 16' x 8' with up and over door, power points and lighting, side access to rear garden which is mainly laid to lawn with patio area to immediate rear, timber storage shed, fencing and brick wall to boundary's:

## Floor Plan

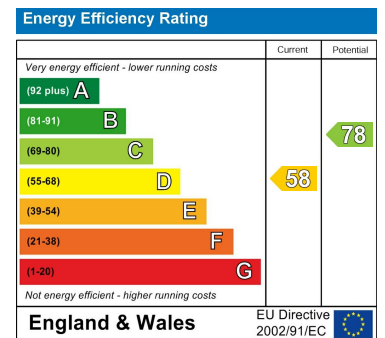


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## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.