



\*\* Guide Price £575,000 - £625,000 \*\*

Bear Estate Agents are thrilled to bring to the market this fantastic four double bedroom detached home with three reception rooms, boasting large living accommodation and three bathrooms. Perfectly positioned in a sought after location, close to sought after schools, fantastic travel links and further amenities including shops and local parks. Truly, a beautiful family home which must be viewed to be appreciated.

- Substantial four bedroom detached family home
- Sizeable rear garden
- Convenient ground-floor WC
- 45' Lounge/diner with patio doors to rear garden
- Close to sought after schools
- Large frontage boasting ample off-street parking
- Three Bathrooms including two en-suites
- Sizeable home office
- Presented to a lovely standard throughout
- Easy reach of travel links and amenities

## Springwater Road

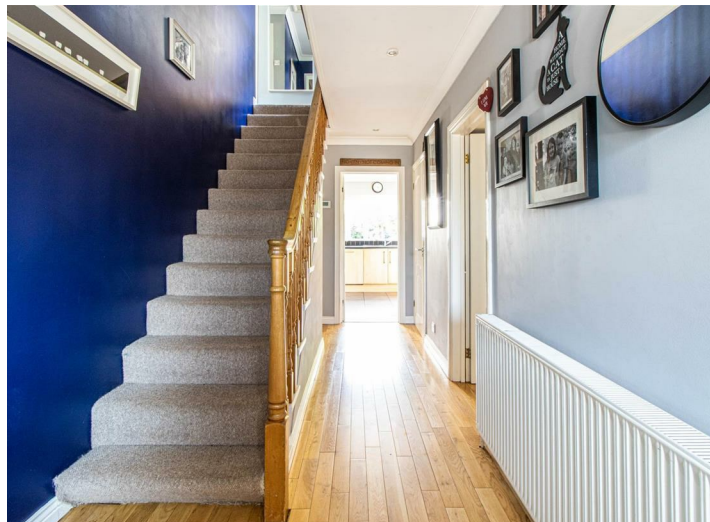
Leigh-on-Sea

**£575,000**

Price Guide



# Springwater Road



Internally the property is sizeable and versatile. Accessed via a secure entrance porch, the accommodation is accessed via a large entrance hallway. The main living spaces comes in the form of a generous lounge, with double doors opening into a substantial dining area with two sets of patio doors opening into the rear garden. In total the lounge/diner stretches a substantial 45' in length. A well presented kitchen and larger than average WC are also present on the ground-floor, as is a generous and versatile third reception room, which is currently utilised as a home office. Stairs to the first-floor lead to four good sized double bedrooms, alongside a stylish family bathroom. Both bedroom one and two benefit from en-suite bathrooms. Externally the home benefits from a large rear garden and ample off-street parking to the front of the home. An internal viewing comes highly recommended.

## Entrance Hall

### Lounge

24'3 x 11'11

### Dining Room

21'1 x 11'11

### Study

8'0 x 16'5

### Kitchen

11'5 x 12'6

### Ground Floor W/C

5'1 x 5'3

## First Floor Landing

### Bedroom One

13'1 x 11'11

### En Suite One

7'10 x 8'8

### Bedroom Two

12'8 x 20'5 (max)

### En Suite Two

4'2 x 7'10

### Bedroom Three

9'1 x 11'11

### Bedroom Four

8'0 x 11'5

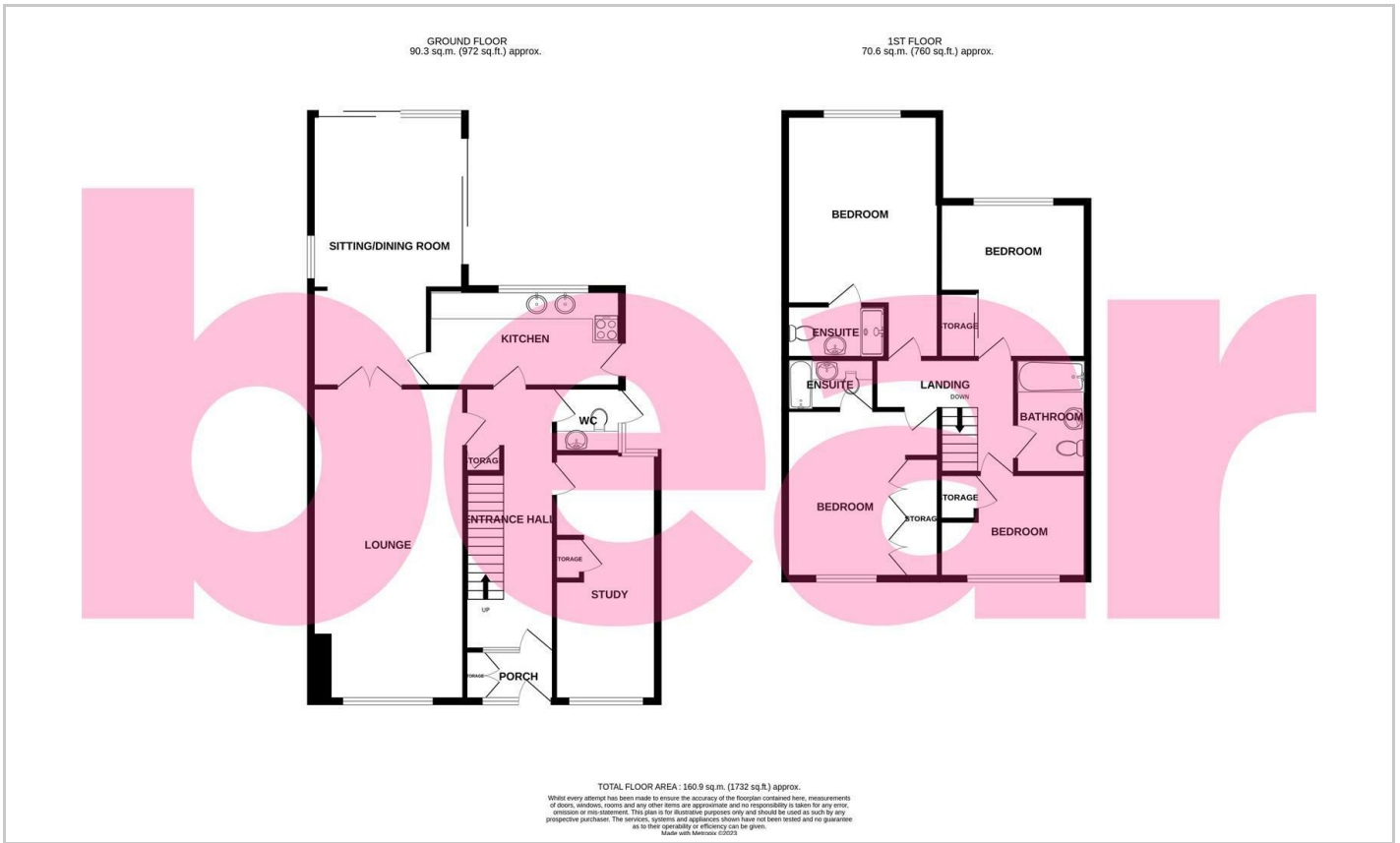
### Bathroom

5'7 x 8'5

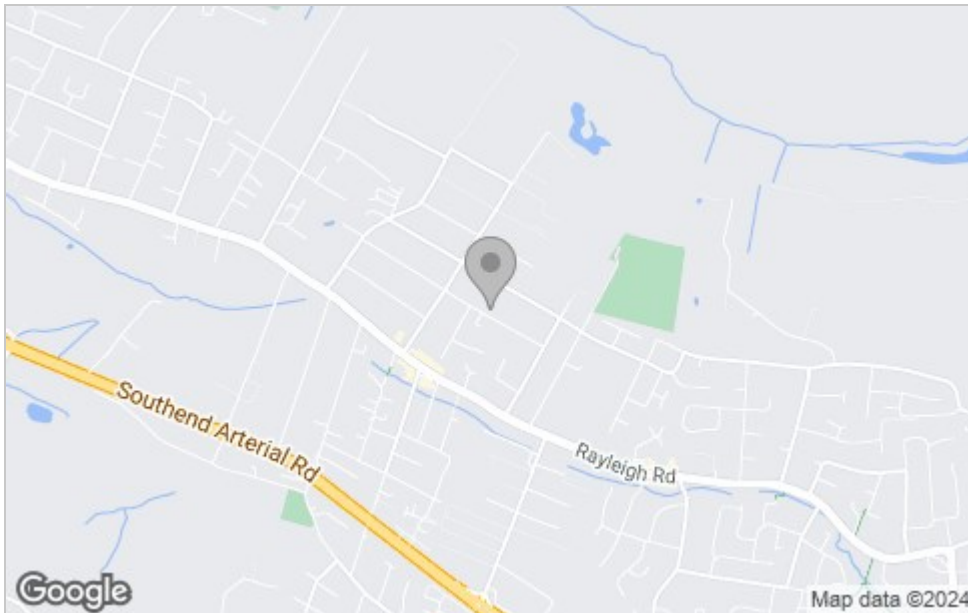
### Garden



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

