

4 The Spinneys, Leigh-on-Sea, Essex, SS9 5QZ  
Price Guide £500,000

**bear**  
*Estate Agents*





# 4 The Spinneys, Leigh-on-Sea, Essex, SS9 5QZ

## Price Guide £500,000

### Council Tax Band: E

\* £500,000 - £525,000 \* No Onward Chain \* Bear Estate Agents are pleased to present this spacious four bedroom detached home in Leigh-on-Sea, featuring a dual-aspect lounge/diner, kitchen/breakfast room, a ground floor WC and a master bedroom with an ensuite. Benefitting from a sizeable rear garden, garage, off-street parking for two vehicles, double glazing, gas central heating, and no onward chain, this home is ideal for families seeking comfort and convenience.

Boasting generous living accommodation, the property features a bright and airy dual-aspect lounge/diner, a well-equipped kitchen/breakfast room and a convenient ground floor WC. The first floor offers four good-sized bedrooms, including a master with an ensuite, plus a family bathroom. Externally, the home benefits from a sizeable rear garden with side access, a garage and off-street parking for two vehicles. With double glazing, gas central heating, and no onward chain, this property is ideal for families and those looking for a hassle-free move.

Situated in the sought-after area of Eastwood, Leigh-on-Sea, this property benefits from a peaceful residential setting while remaining close to excellent amenities. The home is within easy reach of a selection of shops, cafés, and restaurants, as well as Cherry Orchard Park and Belfairs Woods, offering scenic green spaces for outdoor enthusiasts. Families will appreciate the highly regarded local schools, including the sought after Eastwood Academy, while commuters can take advantage of Rayleigh and London Southend Airport Train Station, providing direct access to London Liverpool Street. With excellent road links via the A127, along with convenient access to local bus routes, this property offers the perfect blend of tranquillity and connectivity.

## Four Bedroom Detached House

### Entrance Hall

### Lounge/Diner

20'11 x 11'9

### Kitchen/Breakfast Room

18'11 x 8'10

### WC

### Landing

### Bedroom One

13'5 x 12'1 > 9'6

### Ensuite

8'1 x 5'1

### Bedroom Two

13'3 x 8'11 8'0

### Bedroom Three

11'9 x 9'5

### Bedroom Four

12'1 x 7'7

### Bathroom

8'0 x 7'0

### Garden

### Side Access

### Garage

### Off-Street Parking















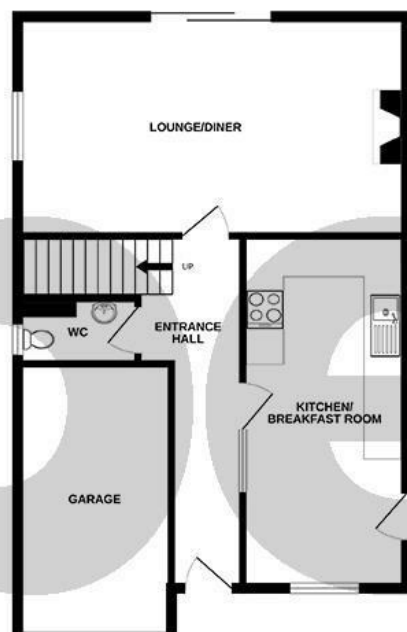
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GROUND FLOOR  
60.6 sq.m. (652 sq.ft.) approx.



1ST FLOOR  
57.5 sq.m. (618 sq.ft.) approx.



TOTAL FLOOR AREA: 118.1 sq.m. (1271 sq.ft.) approx.

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>		<b>83</b>
(69-80) <b>C</b>	<b>70</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		
England & Wales	EU Directive 2002/91/EC	