



**23 Bellhouse Road  
Eastwood, Essex SS9 5NL  
Guide price £425,000**

- THREE BEDROOMS
- EN-SUITE TO MASTER
- SITUATED IN PRIVATE ROAD
- CONSERVATORY
- FITTED KITCHEN
- SHOWER ROOM
- GARAGE
- ADDITIONAL PARKING
- APPROX 45' WIDE GARDEN
- VIEWING ADVISED



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk

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





\*\*\* THREE BEDROOM DETACHED BUNGALOW SITUATED IN PRIVATE ROAD \*\*\*  
\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*

Located in a private road is this three bedroom detached bungalow benefitting from having an en-suite to master bedroom, two further good size bedrooms, shower room, conservatory, garage and additional parking. Conveniently situated for local shops, and bus connections for multiple routes. Eastwood Park, Bellhouse Pub and A127 for commuters are also within access. This property falls within the catchment area of Eastwood Primary School and The Eastwood Academy Secondary School. Viewing is highly recommended.

#### ENTRANCE PORCH

Double glazed entrance door, tiled floor, Glazed door leading to:

#### HALLWAY

Radiator, loft access, door to airing cupboard housing radiator, coving to textured ceiling.

#### LOUNGE 16'4 narrowing to 13' 8" x 11' 4" (4.98m narrowing to 3.96m 2.44m x 3.35m 1.22m)

Radiator, coving to textured ceiling, wall light point, television point, double glazed sliding Patio doors to;

#### CONSERVATORY 12'3 x 7'9 (3.73m x 2.36m)

Half brick built construction with double glazed windows to three sides, smooth plastered ceiling with inset spot lighting, double opening doors lead to rear garden, wall mounted heater, double glazed French doors leading to rear garden.

#### KITCHEN 11'5 x 9'9 (3.48m x 2.97m)

Double glazed corner window to front aspect and side, fitted with a range of wall mounted units with display cabinets, base units with rolled edge work surfaces incorporating single drainer sink unit, complementary tiling to splash backs, open shelving with feature lighting, cupboard concealing boiler, built in oven, gas hob with cover, extractor hood, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, tiled flooring, telephone point, radiator. coving to textured ceiling.

#### MASTER BEDROOM 11'6 narrowing to 8'9 x 11'5 (3.51m narrowing to 2.67m x 3.48m)

Double glazed window to rear aspect, radiator, coving to textured ceiling, television point, door to en-suite.

#### BEDROOM TWO 11'8 x 9'2 (3.56m x 2.79m)

Double glazed Georgian window to front aspect, radiator, coving to textured, television point.

#### EN-SUITE

Double glazed window to rear aspect, two piece suite

comprising low level wc and hand wash basin inset to vanity unit with cupboards below, light and shaving point above, coving to textured ceiling..

#### BEDROOM THREE 11'5 x 7'7 (3.48m x 2.31m)

Double glazed Georgian corner window to front aspect, radiator, Coving to textured ceiling.

#### SHOWER ROOM

Double glazed obscured window to rear aspect ,Double shower cubicle with glazed sliding door, dual flush low level wc, wash hand basin with vanity under, complementary tiling to splash back ,with feature border tiles, tiled flooring,, heated chrome towel radiator, cupboard housing space for storage.

#### EXTERIOR

#### REAR GARDEN

The rear garden is secluded being mostly paved with established beds and borders, conifer screening at rear, greenhouse, outside water tap and power point, access at both sides leading to the front of the property,

#### FRONT GARDEN

Offering plenty of off street parkin , driveway leading to garage, outside lighting.

#### DETACHED GARAGE

Up and over door, power and lighting connected.