



### Leigh-On-Sea, Guide Price £450,000 - £475,000, Three Bed Detached House

Currently a Detached Three Bed Chalet with **Potential to Easily Convert** by adding One Wall to a **FOUR BED** ! Plenty of Extending Potential if Needed. Beautiful Lovely Size Garden with Summer House. Great Outlook. So Much Parking and Garage with door to Garden.

**NO CHAIN** so Quick Move Possible

Council Tax Band: D EPC Rating: D Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Leigh-on-Sea, Essex, SS9 4RS

DETACHED THREE BED FAMILY HOME

GUIDE PRICE £450,000 - £475,000

ADD ONE WALL AND CHANGE TO A FOUR BED !

21FT 8 X 13FT 6 LOUNGE DINING ROOM

13FT 2 KITCHEN / BREAKFAST ROOM

ONE SHOWER ROOM ON EACH FLOOR

LOTS OF POTENTIAL TO EXTEND

BEAUTIFUL GARDENS

MULTIPLE OFF STREET PAKING

OH, AND THERE IS NO CHAIN !

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Energy Performance Rating: D

Council Tax Band: D

Construction: Standard Brick Built with Cavity Wall

Mobile Coverage: Assessed as Good 4G & 5G Coverage

Broadband Coverage: Standard to Ultrafast.

*Information provided by Ofcom Checker.*

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Entrance Hall

13' 5" x 7' 10" (4.09m x 2.39m)

Lounge / Dining Room

21' 8" x 13' 6" (6.60m x 4.11m)

Kitchen / Breakfast Room

13' 2" x 8' 9" (4.01m x 2.66m)

Bedroom Three / Dining Room

12' 5" x 12' 0" (3.78m x 3.65m)

Ground Floor Shower Room

8' 2" x 5' 10" (2.49m x 1.78m)

First Floor Landing

Bedroom to Front

12' 3" x 13' 6" (3.73m x 4.11m)

Bedroom to Rear

12' 8" x 12' 4" (3.86m x 3.76m)

First Floor Bathroom

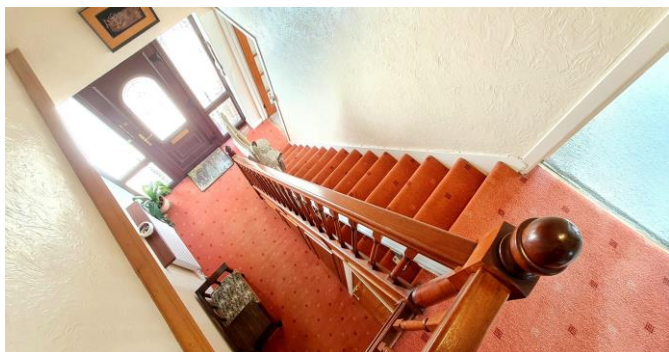
6' 1" x 5' 7" (1.85m x 1.70m)

Rear Garden In Excess of 90ft

Driveway Allowing Multiple Parking

Garage with Up and Over Door to Front

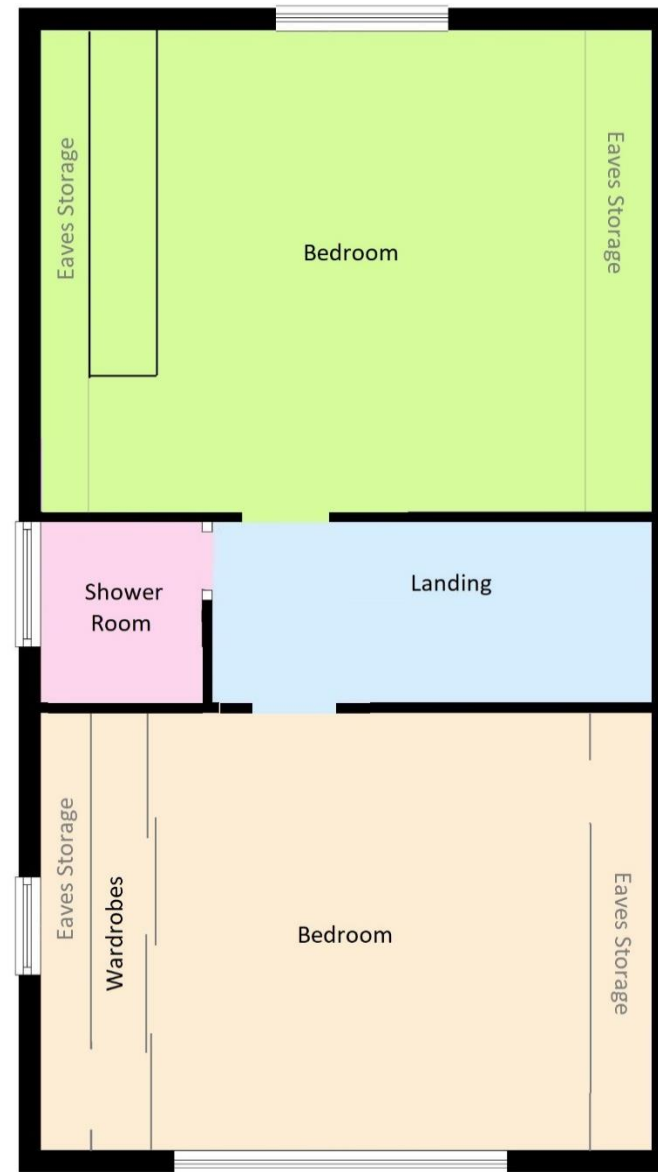












All details are for Guidance Only.  
And are not deemed to be exact.