



\* HUGE SOUTH FACING GARDEN \* AMPLE PARKING \* GREAT SIZED ROOMS WITH BUILT-IN WARDROBES \* MULTIPLE RECEPTION ROOMS \* ROOM FOR EXTENSION (S.T.P.) \* This spacious three bedroom semi-detached home offers a bright open-plan kitchen-diner, a lounge leading through to a conservatory, three great sized bedrooms, and a three-piece family bathroom. Externally, the home offers ample parking on the block paved driveway and an incredibly spacious south facing garden with room for development. The home is within both the Belfairs Academy and Blenheim Primary School catchment areas and is very close by to the prestigious grammar schools of the area! The home is located near amenities, Belfairs Woods, bus links, quick A127 access and is only a short drive to both Leigh Station for London commuters and the bustling Broadway!

- Ample parking
- Great bedroom sizes
- Lounge with conservatory
- Great location with amenities, bus links and A127 access nearby
- Storage in hallway and first floor landing
- Huge south facing rear garden
- Built-in wardrobes in all bedrooms
- Open-plan lounge/diner
- Short drive to Leigh Station and the Broadway
- Potential to extend (s.t.p.p.)

## Eastwood Road North

Leigh-On-Sea

**£350,000**

Offers Over



# Eastwood Road North



## Frontage

Block paved driveway providing parking for up to three vehicles, planting border, side access to garden, fencing, uPVC obscured front door leading to

## Entrance Hall

13'1" x 5'10"

Understairs storage cupboard, carpeted staircase rising to first floor landing, double radiator, dado rail skirting and wood effect laminate flooring.

## Lounge

12'9" x 13'1"

UPVC double glazed french doors and sidelights leading to conservatory, log burner with decorative hearth, double radiator, skirting and wood effect laminate flooring.

## Conservatory

7'10" x 7'0"

UPVC double glazed french doors for garden access and windows all around, tiled flooring.

## Kitchen-Diner

19'4" x 10'2"

UPVC double glazed french doors for garden access as well as two windows to front and side aspects, wooden shaker style kitchen units both wall mounted and base level comprising; space for freestanding over with extractor fan over, space for large American style fridge/freezer, double sink with drainer and chrome mixer tap, granite effect laminate worktops, tiled splashback, space for washer/dryer, space for dishwasher, radiator, storage cupboard, skirting and tiled flooring.

## First Floor Landing

UPVC double glazed window to front aspect, loft access, airing cupboard, skirting and carpet.

## Master Bedroom

11'9" x 10'7"

UPVC double glazed window to rear aspect, built-in wardrobe, radiator, skirting and carpet.

## Bedroom Two

10'5" x 10'3"

UPVC double glazed window to rear aspect, built-in wardrobe, radiator, skirting and carpet.

## Bedroom Three

8'4" x 8'2"

UPVC double glazed window to rear aspect, built-in wardrobe, radiator, skirting and carpet.

## Three-Piece Family Bathroom

8'2" x 5'8"

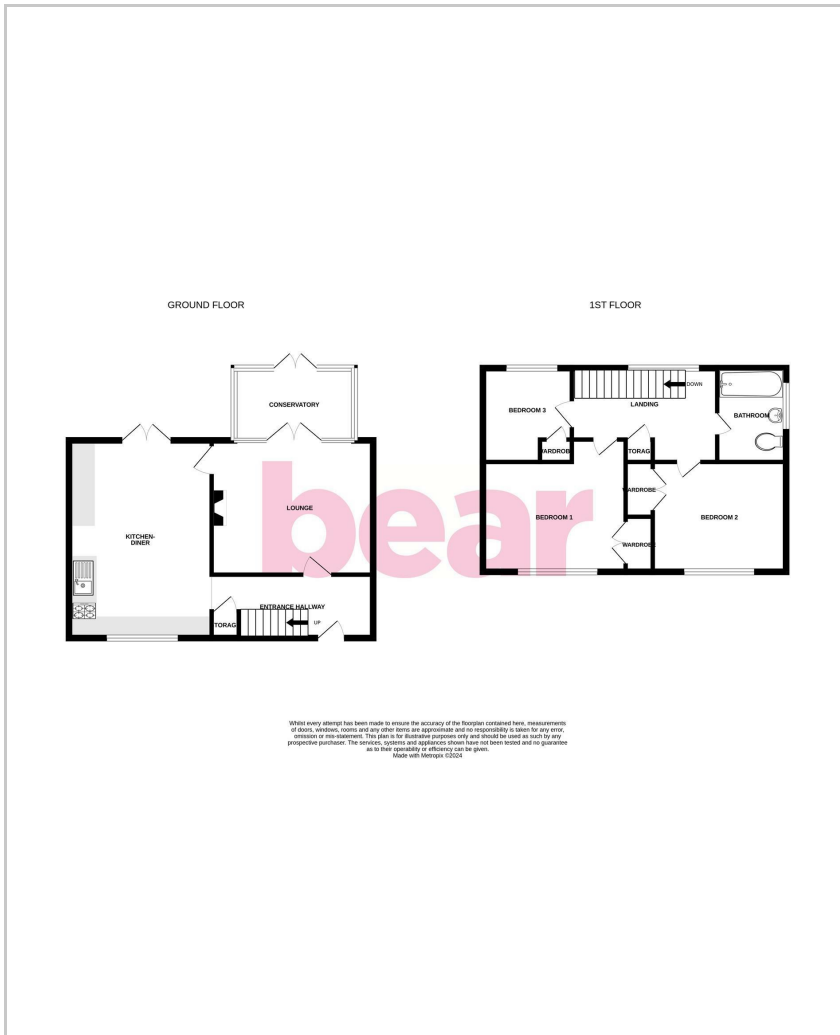
UPVC obscured double glazed window to side aspect, bath with power shower, low-level w/c, modern pedestal wash basin, partially tiled walls, radiator, tile effect lino flooring.

## South Facing Garden

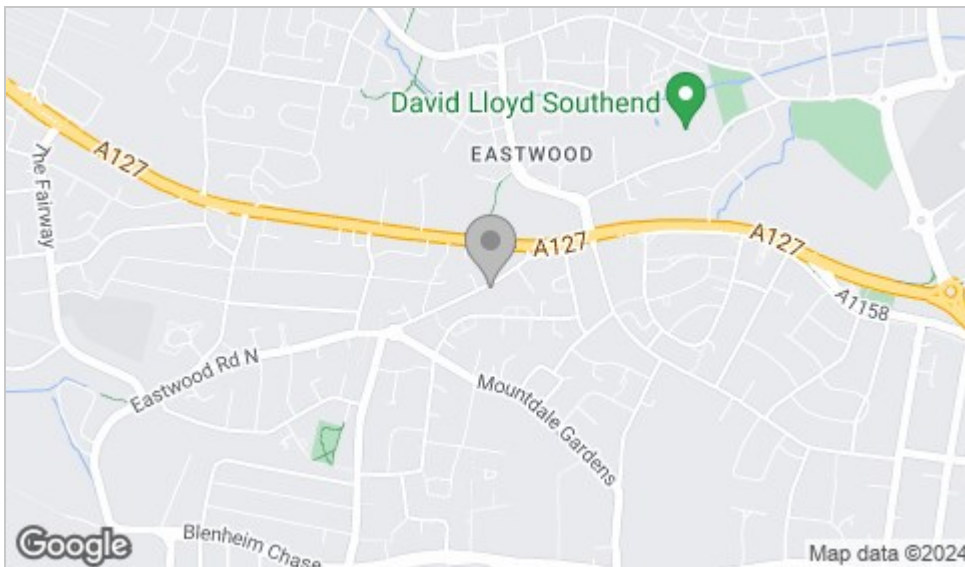
Access to summerhouse/outbuilding, patio area, large lawn area allowing for room to extend (s.t.p.) mature planting borders, fenced all around with side access.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

