



Bear Estate Agents are delighted to present this charming three-bedroom home offers modern living at its finest, with a spacious lounge-dining area perfect for entertaining and relaxing. The contemporary design throughout the property ensures it is ready for you to move in and enjoy. Featuring two well-appointed bathrooms and ample storage, this home meets the needs of any growing family. Located in the sought-after Belfairs Estate, this property is ideally situated within walking distance to Belfairs Golf Course and the serene Belfairs Woods and Nature Reserve. The catchment for the outstanding Fairway School makes it an excellent choice for families. Enjoy the convenience of nearby amenities while residing in a peaceful and desirable neighbourhood.

- Detached family home with ample storage throughout
- Two bathrooms, one on each floor
- Two bedrooms on first floor and one on the ground floor
- Low maintenance rear garden
- On the doorstep to Belfairs Golf Course and Belfairs Woods
- Parking for two to three vehicles
- Large lounge-dining room
- Short drive to Leigh Station and the Broadway
- Located on the popular Belfairs Estate
- Within catchment of Fairway School

Eastwood Old Road

Leigh-on-Sea

£392,000

Offers Over



Eastwood Old Road



Property Overview

This meticulously maintained home features three well-sized bedrooms, two modern bathrooms, and a large lounge-dining room. It is designed with a contemporary aesthetic throughout, ensuring a stylish and comfortable living experience. The property is perfectly positioned on the Belfairs Estate, offering easy access to local amenities, excellent schools, and beautiful natural reserves. With ample parking and a low-maintenance garden, this home is ideal for families seeking a blend of convenience and tranquillity.

Ground Floor

Upon entering, you are greeted by a welcoming hallway with wood effect flooring and understairs storage. The kitchen is fitted with modern base and wall units, complete with essential appliances including a dishwasher, washing machine, and fridge/freezer. The third bedroom is on the ground floor and would also make a suitable office. The spacious lounge boasts wood effect flooring and double glazed French doors that open out to the low-maintenance garden, creating a perfect indoor-outdoor flow. The downstairs bathroom is tastefully tiled and includes a shower cubicle, heated towel rail, and other modern fixtures.

First Floor

The first floor houses generously sized bedrooms, all with carpet flooring and ample storage options. The master bedroom includes a walk-in wardrobe, providing extensive storage space. The second bedroom also offers eaves storage and a walk-in wardrobe, while the third bedroom, is ideal for a child's room or home office. The upstairs bathroom features a shower cubicle and modern fittings, ensuring comfort and convenience for all family members.

Exterior

The property features a block paved front garden with parking space for two to three vehicles and convenient side access. The rear garden is designed for minimal upkeep, with block paving, flowerbeds, and a brick-built shed with power and lighting. This outdoor space is ideal for summer barbecues, gardening, or simply enjoying the fresh air.

School Catchment

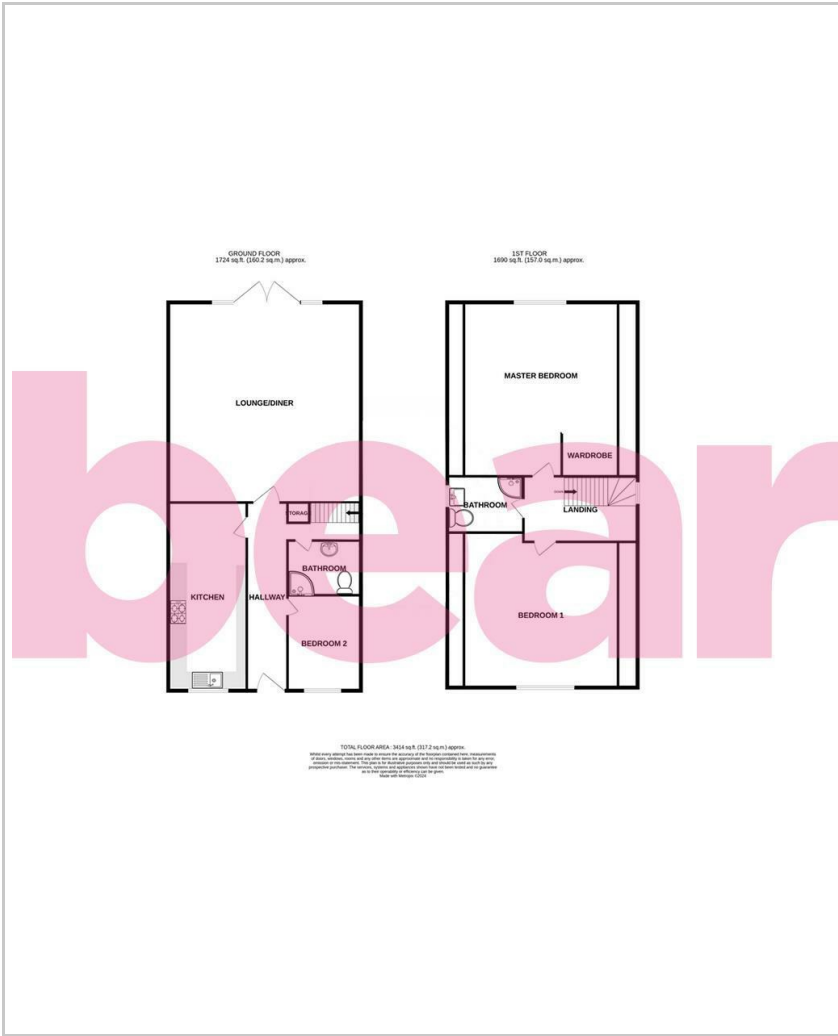
This home is within the catchment area for Fairway School, rated outstanding by Ofsted, making it a prime choice for families with school-aged children, as well as Belfairs Academy. The proximity to other quality schools and educational facilities further enhances the appeal of this property, with the grammar schools nearby.

Room Measurements:

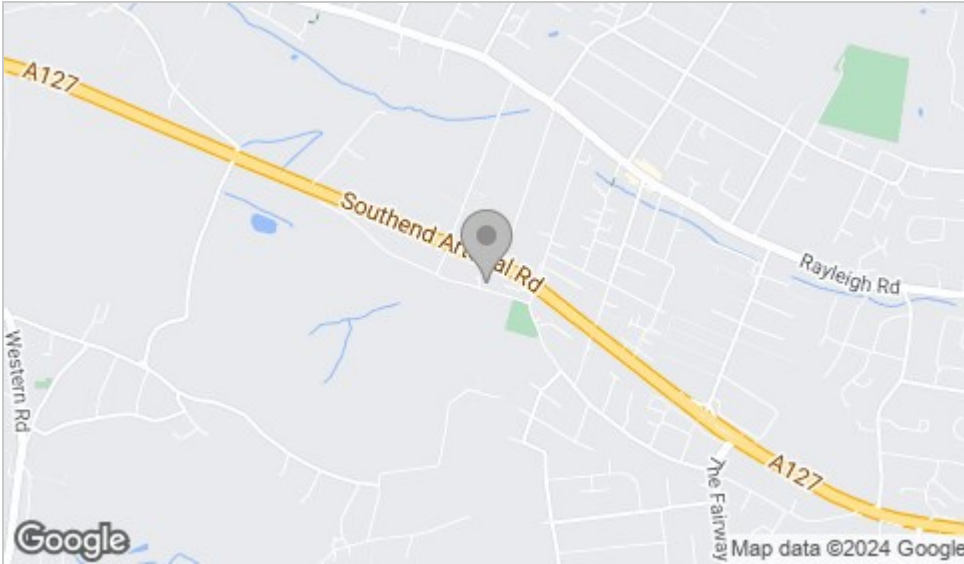
Kitchen 5.51m x 1.85m
Lounge 5.00m x 4.80m
Downstairs WC 2.06m x 1.50m
Bedroom One 4.55m x 3.23m
Bedroom Two 3.66m x 3.23m
Bathroom 1.83m x 1.50m
Bedroom Three 2.82m x 2.06m



Floor Plan



Area Map



Energy Efficiency Graph

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

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 <http://www.bearestateagents.co.uk/>