



* £400,000- £430,000 * SOUTH FACING GARDEN * NEXT TO BELFAIRS WOODS AND GOLF COURSE * BELFAIRS ESTATE ON A SOUGHT-AFTER ROAD * HUGE POTENTIAL * AMPLE PARKING * This two-to-three bedroom family home offers the next owners huge potential and a fantastic location, nestled in the Belfairs Estate and on the doorstep of the Belfairs Woods and Golf Course. The accommodation comprises a spacious through-lounge/diner, kitchen-diner, downstairs bathroom and w/c and a downstairs bedroom. While upstairs, you will find two further bedrooms and a shower room. The garden is south-facing and there are ample parking spaces on the front driveway and under the carport. Amenities and bus links are nearby and Leigh Station for commuters and the ever-popular Leigh Broadway, are only a short drive away. For schooling, Fairways Primary and Belfairs Academy are both within catchment, while the prestigious grammar schools of the borough are nearby - making this a must-view family home.

- Extended two/three bedroom semi-detached house
- Generous lounge-diner
- Secluded south facing garden
- Woodside-end of Belfairs Park Drive on doorstep to Belfairs Woods
- Short walk to local shops and bus routes
- Ample driveway space and large car port
- Extended kitchen-diner
- Huge potential S.T.P
- No onward chain
- Short drive to Leigh Station and the Broadway

Belfairs Park Drive

Leigh-On-Sea

£400,000

Price Guide



Belfairs Park Drive



Frontage

Crazy paved driveway with flower and shrubbery borders, parking for several vehicles, access to the carport, access to:

Hallway

17'4" x 8'0" > 2'10"

UPVC double glazed entrance door to the front with an obscured double glazed window adjacent, carpeted stairs to the first floor with understairs storage, double radiator, carpet, door to:

Bedroom Three/Snug

10'11" x 9'1"

Double glazed bay window to the front, double radiator, carpet.

Lounge-Diner

24'3" x 10'10"

Coved ceiling, double glazed patio doors and windows to the rear opening to the garden, wall mounted Hitachi aircon unit, two double radiators, carpet, serving hatch.

Kitchen-Diner

kitchen diner

Double glazed windows to the side and rear overlooking the garden. Kitchen comprising of; floor to ceiling units and base level units with a roll edge laminate worktop, four ring burner gas hob, washing machine, stainless steel sink and drainer with mixer tap, wall mounted Viessmann boiler, wall mounted aircon unit, built-in storage cupboard with shelving, space for a fridge/freezer, integrated Bosch oven and grill, lino flooring, UPVC double glazed door to the side giving access to:

Carport

29'6" x 8'0"

Double doors to the front, UPVC double glazed windows and a door to the rear giving access to the garden, concrete flooring.



Rear Garden

Commences with a crazy paved patio with the remainder laid to lawn, established tree and shrubbery borders, greenhouse to the very rear, garden shed, outside tap, awning over the patio doors, access to the rear of the car port.

Downstairs Bathroom

8'7" x 4'7"

Obscured double glazed windows to the side, pedestal wash basin, panelled bath, low level w/c, radiator, carpet, built-in storage cupboards.

First Floor Landing

Double glazed window to the side, carpet, door to:

Master Bedroom

Double glazed windows to the front and rear overlooking the garden, wall mounted Hitachi aircon unit, double radiator, carpet, built-in wardrobes.

Bedroom Two

13'1" x 8'0"

Double glazed windows to the rear overlooking the garden, double glazed windows to the side, built-in storage cupboard, double radiator, carpet.

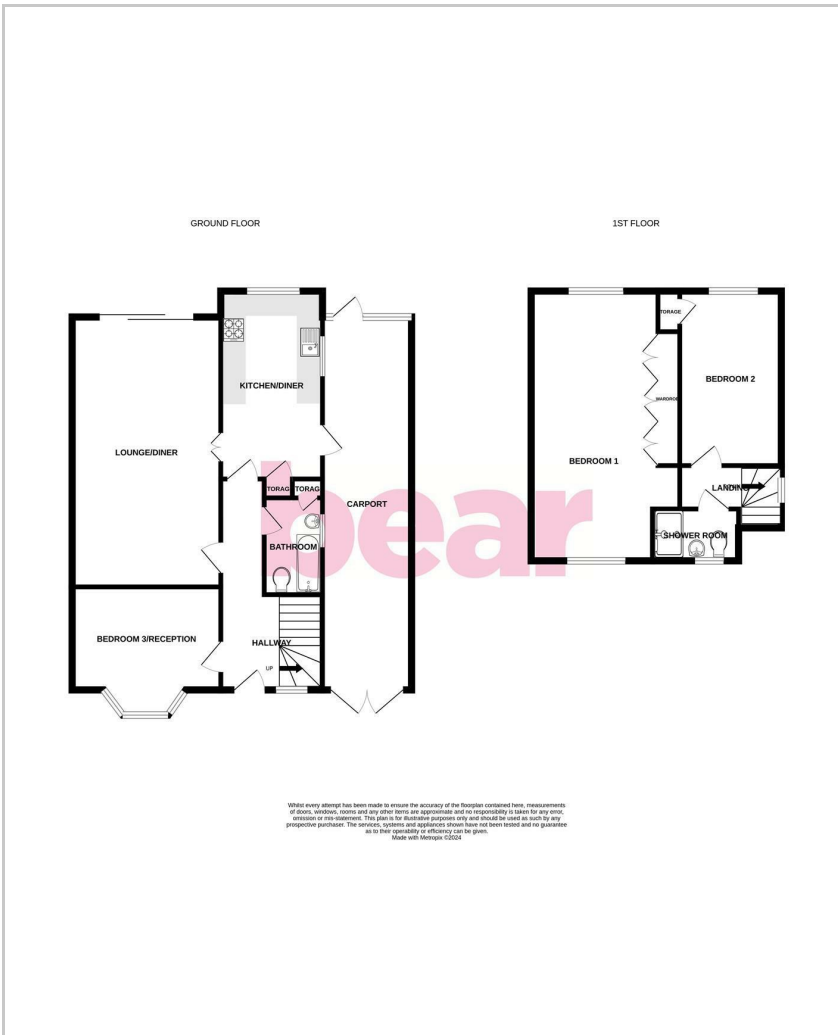
Shower Room

6'0" x 3'2"

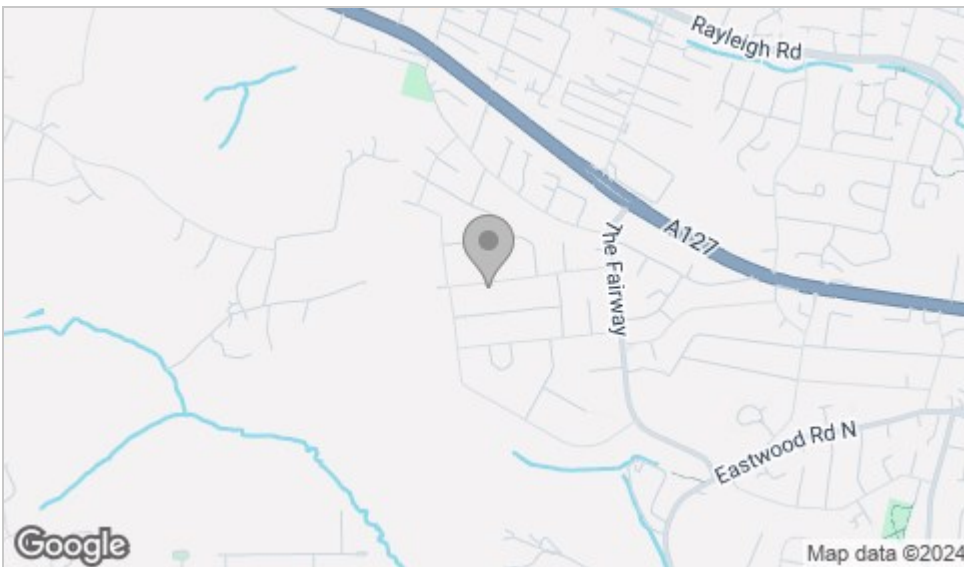
Double glazed windows to the front, shower cubicle, wall hung wash basin, low-level w/c, lino flooring, fully tiled walls, shaver point.



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

Energy Efficiency Graph

