



GUIDE PRICE £425,000 - £475,000\* PARKING WITH POTENTIAL FOR MORE \* DOUBLE FRONTED HOME WITH MULTIPLE RECEPTION ROOMS \* FOUR GREAT SIZED BEDROOMS \* OUTDOOR CINEMA ROOM WITH LOG BURNER \* This incredibly bright and spacious home offers multiple reception spaces with a double bay-fronted lounge-diner, a large fitted kitchen with integrated appliances and a rear sitting room with direct access to the garden. On the first floor, you will find four great-sized bedrooms and a five-piece family bathroom. Externally, there is one parking space with huge potential for more on this enviable corner plot and double gates through to the rear garden, which is complete with an outdoor cinema room and log burning stove - perfect for families to enjoy! The location offers quick access to the borough's prestigious grammar schools, it is nearby amenities and bus links, Southend Hospital and the A127 and Leigh Station is a very short drive away. The favoured Eastwood Academy and Belfairs Academy are within the school catchment area and the property is available to view now!

- Dropped curb with parking and double gates through to garden
- Large layout with multiple reception rooms
- Outside cinema room with log burning stove
- Walk to the grammar schools
- Short drive to Leigh Station for commuters
- Four great-sized bedrooms
- Rear sitting room with french doors
- Bay-fronted character
- Large fitted kitchen with ample storage and integrated appliances
- Amenities and bus links nearby

## Treecot Drive

Leigh-On-Sea

**£425,000**

Price Guide



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# Treecot Drive



## Frontage

Dropped curb for parking and access through double gates to garden for potential further parking, front lawn and a composite and obscured double glazed front door leading to:

## Front Porch

Obscured leadlight windows to front and rear aspect, radiator, coving, spotlighting, skirting and tiled floor.

## Lounge Diner

25'11" x 14'4"

Two UPVC double glazed leadlight oriel bay windows to front aspect with a secondary UPVC double glazed side window, carpeted staircase rising to 1st floor landing, oak mantle piece, two double radiators, two ceiling roses, coving, skirting and wooden flooring.

## Kitchen

13'8" x 10'4"

Two UPVC double glazed windows one to rear and one to side aspect, shaker style kitchen units both wall mounted and base level comprising; 1.5 stainless steel sink and drainer with chrome mixer tap, granite worktops, four ring burner gas hob with stainless steel extractor over, integrated oven, integrated washing machine, integrated dishwasher, tiled floor, opening through to sitting room.

## Sitting Room

12'0" x 8'10"

UPVC double glazed French doors and side lights for garden access, spotlighting, alcove storage area with under stairs covered, coving, radiator, skirting and tiled flooring.

## First Floor Landing

Loft access, coving, skirting and carpet.

## Bedroom One

11'10" x 11'8"

UPVC double glazed window to front aspect, built-in cupboard, radiator, skirting and carpet.

## Bedroom Two

13'1" x 8'0"

Dual aspect UPVC double glazed windows to front and side side, radiator, coving, skirting and carpet.

## Bedroom Three

9'4" x 7'8"

UPVC double glazed window to rear aspect, radiator, coving, spotlighting, skirting and carpet.

## Bedroom Four

9'7" x 7'2"

UPVC double glazed window to rear aspect, radiator, skirting and carpet.

## 5pc Family Bathroom

11'10" x 8'10"

Obscured UPVC double glazed window to rear aspect, his and hers sink and vanity unit with chrome mixer taps, corner Jacuzzi bath with shower attachment, tiled shower cubicle, low level WC, chrome towel radiator, spotlighting, extractor fan, coving, partially tiled walls and a tiled floor.

## Rear Garden

Commences with a block paved patio area with two lawn areas and a deck seating area, double gated side access with fencing all around, storage area with summer house as well as a brick built outdoor cinema room.

## Cinema Room

Two doors for access as well as obscured UPVC double glazed window to front aspect, feature burning stove, power and lighting.

## Agents Notes:

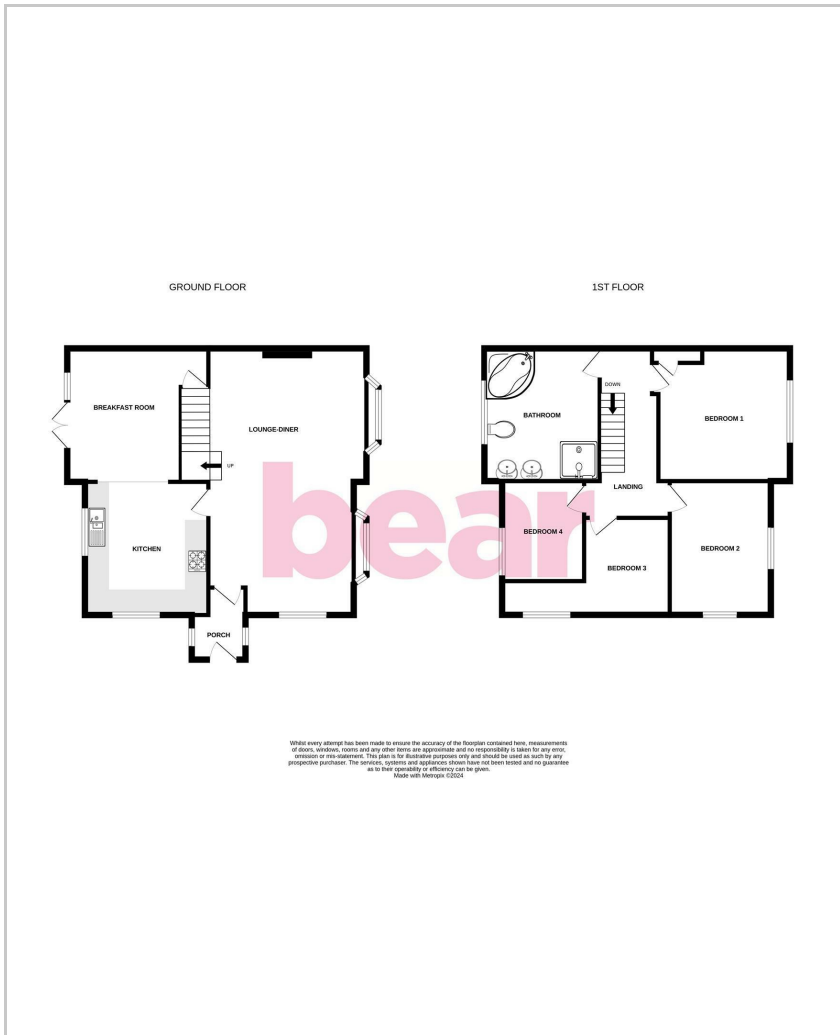
Fresh air filtration system in loft for the whole house.



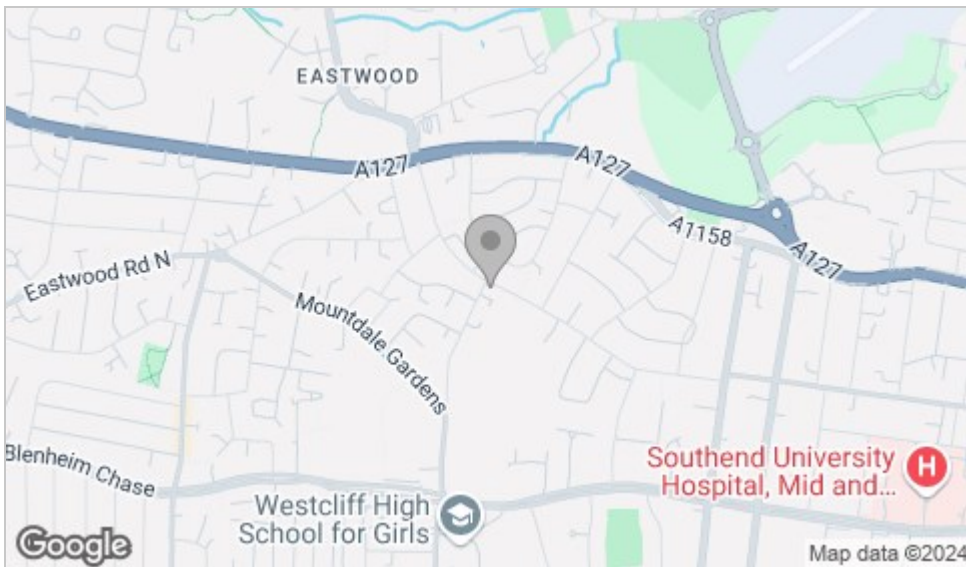




# Floor Plan



## 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.

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## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	