



* £475,000- £500,000 * WEST FACING UNOVERLOOKED GARDEN * PARKING FOR TWO * ESPECIALLY QUIET ROAD * SECOND OWNER SINCE NEW * This characterful period home has been lovingly looked after by only the second owner since it was built, and offers a bay-fronted lounge, modern open-plan kitchen-diner layout, welcoming entrance hall with storage, three great sized bedrooms (two of which have built-in wardrobes) and a three-piece family bathroom. The property also boasts an unoverlooked west-facing garden and ample parking on the front driveway. The location is especially quiet and rather picturesque, being tree-lined, with Belfairs Woods only a walk away and amenities and bus links nearby. Leigh Station and the Broadway are a short drive away, as well as the grammar schools and Southend Hospital, and for schooling, Blenheim Primary and Belfairs Academy are both within catchment. This bright family home is available to view now!

- Parking for two vehicles
- Spacious bay-fronted lounge
- Master bedroom with built-in wardrobes
- Only two owners since new
- Walk/short drive to Leigh Station and the Broadway
- West-facing garden
- Open-plan kitchen-diner
- Especially quiet road
- Third bedroom with built-in wardrobe
- Quick access to grammar schools and Southend Hospital

Essex Gardens

Leigh-On-Sea

£475,000

Price Guide



Essex Gardens



Frontage

Block paved driveway providing parking for two vehicles with an electric car charging point, front garden wall, gated side access to rear garden and an obscured leadlight front door with sidelights and fanlight leading to:

Entrance Hall

16'3"×5'11"

Carpeted staircase rising to first floor landing with storage cupboard underneath, picture rail, radiator with decorative wooden cover, skirting and wooden flooring.

Front Lounge

16'0"×14'1"

UPVC double glazed bay fronted window with stained glass fanlights, feature fireplace, coving, picture rail, double radiator, skirting and carpet.

Kitchen-Diner

15'9"×10'5"

UPVC double glazed French doors for access to west-facing garden as well as a UPVC double glazed rear window, shaker style kitchen units both wall-mounted and base level comprising; wooden worktops with butler sink and traditional chrome mixer tap, tiled splashback, space for fridge/freezer, space for dishwasher, space for washing machine, space for tumble dryer, Rangemaster cooker with hidden extractor, understairs storage cupboard, picture rail, radiator, coving and wooden flooring.

First Floor Landing

9'11"×5'11"

Loft access, picture rail, skirting and carpet.

Master Bedroom

15'11"×11'4"

UPVC double glazed window to front aspect, large set of built-in wardrobes, radiator, coving, picture rail, skirting and carpet.

Bedroom Two

10'5"×8'11"

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

Bedroom Three

10'7"×6'8"

UPVC double glazed window to rear aspect, airing cupboard housing boiler, coving, picture rail, radiator, skirting and carpet.

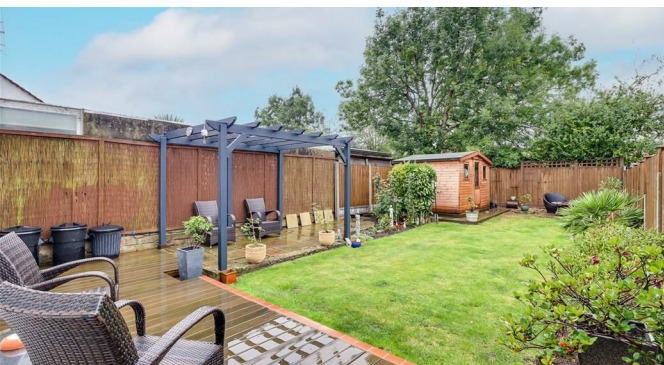
Three-Piece Family Bathroom

5'10"×5'9"

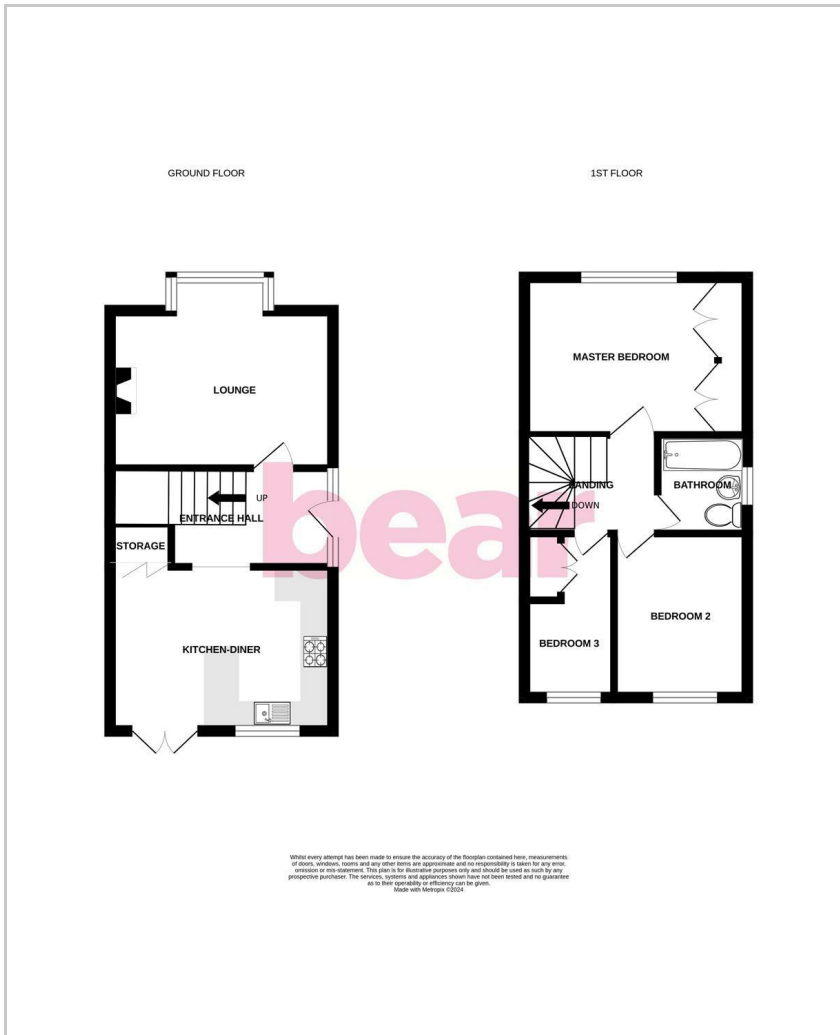
Obscured UPVC double glazed window to rear aspect, tiled bath tub with chrome mixer tap, shower attachment and separate power shower, low-level w/c, vanity unit with wash basin and chrome mixer tap, chrome towel radiator, partially tiled walls and lino flooring.

West Facing Garden

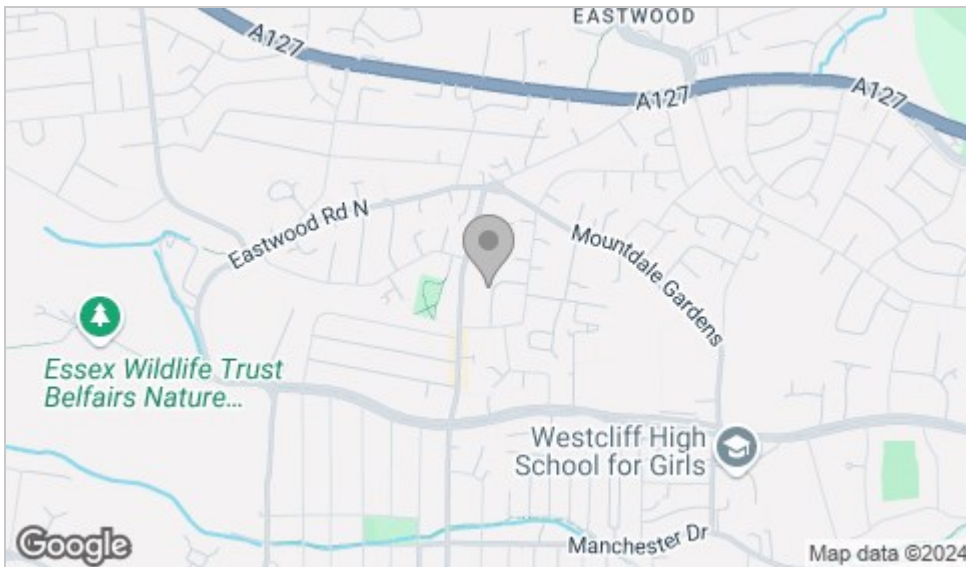
Commences with a decked seating area as well as a patio/sun terrace with pergola, the rest of the garden is mostly laid to lawn with mature planting borders, a large shed and a rear seating area with fencing and side access back to front of property.



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			
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	