



* £400,000- £450,000 * FOUR DOUBLE BEDROOMS * SOUTH FACING GARDEN WITH SUMMERHOUSE * APPROVED PLANS FOR ADDITIONAL BEDROOM AND EN-SUITE * TWO LARGE RECEPTION ROOMS * FOUR-PIECE BATHROOM * AMPLE PARKING * DOWNSTAIRS W/C * POTENTIALLY NO ONWARD CHAIN * This surprisingly spacious family home offers a south facing garden with summerhouse, ample parking and an especially quiet location down a peaceful cul-de-sac. The ground floor has two large reception rooms, a downstairs w/c, fitted kitchen and a fourth bedroom/office. While upstairs, there are three great-sized double bedrooms and a four-piece family bathroom. The location offers quick access to the A127, amenities and bus links and a walk to Leigh Station and the Broadway. For schooling, Blenheim Primary and Belfairs Academy are within catchment and the grammar schools are nearby too. The property could potentially be sold no onward chain and there are even approved plans for a further bedroom and en-suite. This home should be viewed internally to truly appreciate how bright and how much space is on offer!

- Ample parking
- South facing garden with summerhouse
- Four double bedrooms
- Especially quiet cul-de-sac
- Downstairs WC
- Four-piece family bathroom
- Two large reception rooms
- Modern fitted kitchen
- Walk/short drive to Leigh Station/the Broadway
- Great school catchment area

Merryfield Approach

Leigh-On-Sea

£400,000

Price Guide



Merryfield Approach



Frontage

Driveway providing parking for two vehicles with side access to garden and a wooden and glazed front door leading to:

Front Porch

Window to front and side aspects, exposed brickwork, wall lighting and a tiled floor with a wooden and obscured glazed front door leading to:

Entrance Hall

Staircase rising to first floor landing with storage cupboard underneath, coving, wall paneling, double radiator, skirting and wood effect laminate flooring.

Kitchen

15'11"×6'11"

UPVC double glazed window to front aspect, wooden kitchen units both wall-mounted and base level comprising: five ring burner Smeg gas hob with extractor over, integrated Bosch oven and grill, space for washer/dryer, space for fridge/freezer, pantry style cupboard, pan drawers, stainless steel 1.5 sink and drainer with chrome mixer tap set into wooden worktops with tiled splashbacks, radiator, spotlighting, skirting and wood effect tiled flooring.

Office/Bedroom Four

10'9"×7'7"

UPVC double glazed window to front aspect and a UPVC double glazed obscured side door, double radiator, spotlighting, skirting and carpet.

Lounge

18'11"×12'2"

UPVC double glazed French doors and windows to rear aspect for direct south-facing garden access, modern vertical radiator and secondary column style radiator, log burning stove with tiled hearth and wooden surround, bespoke alcove storage cupboards, second cupboard downstairs, spotlighting, coving, skirting and wood effect laminate flooring.

Dining room

13'9"×13'3"

UPVC double glazed window to rear aspect and a feature window to side aspect, double radiator, coving, skirting and wood effect laminate flooring.

Downstairs W/C

7'8"×4'9"

Small hallway splitting W/C from next reception room which includes the boiler cupboard, then the W/C is comprised of



an obscured UPVC double glazed window to front aspect, low-level W/C, pedestal wash basin with chrome mixer tap, chrome towel radiator, partial wall tiling, floor tiling.

First floor landing

10'1"×5'8"

Obscured UPVC double glazed window to side aspect, loft access, skirting and wood effect laminate flooring.

Master bedroom

14'2"×12'2"

UPVC double glazed window to front aspect, large set of built-in wardrobes, radiator, wall paneling, coving, skirting and wood effect laminate flooring.

Second bedroom

13'0"×8'7"

UPVC double glazed window to rear aspect, double radiator, skirting and wood effect laminate flooring.

Third bedroom

10'3"×10'0"

UPVC double glazed window to rear aspect, double radiator, skirting and wood effect laminate flooring.

Four-Piece Family Bathroom

11'0"×6'3"

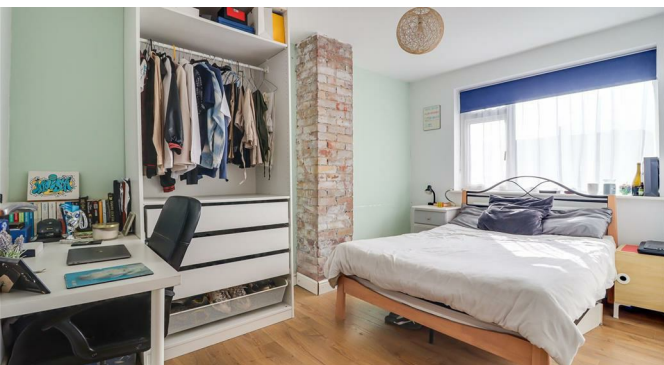
Obscured UPVC double glazed window to front aspect, corner bathtub with chrome mixer tap, traditionally styled W/C, floating vanity unit with wash basin and chrome mixer tap, corner shower cubicle, wall-mounted cupboard, towel radiator, fully tiled walls and wood effect laminate flooring.

South-facing garden

Commences with an Indian sandstone patio, side access, large summerhouse, lawn area, planting borders and fencing.

Summerhouse

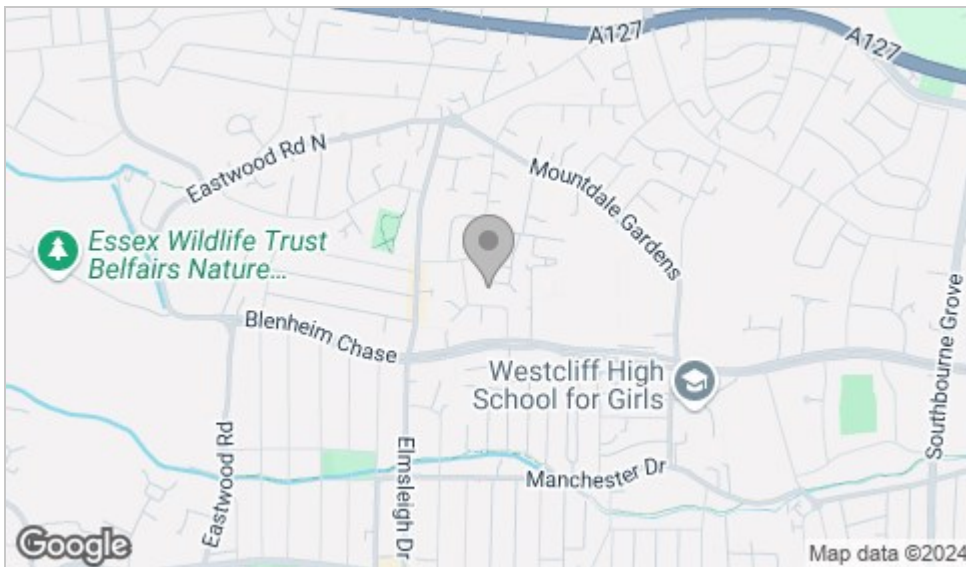
UPVC double glazed French doors to front aspect and an obscured side window with ample storage space, power and lighting.



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		