



* £450,000 - £500,000 * PARKING * FOUR/FIVE DOUBLE BEDROOMS * SOUTH FACING GARDEN AND BALCONY * MULTIPLE RECEPTION ROOMS * UTILITY ROOM * TWO-STORY SIDE EXTENSION * This charmingly characterful and surprisingly spacious four/five double-bedroom family home is in a perfect location for quick access to Belfairs Woods, the grammar schools, Southend Hospital and the A127. The three-floor accommodation is comprised of; a front lounge/possible fifth bedroom, a sitting room, a kitchen-diner, a utility room plus lean-to and great-sized south-facing garden. On the first and second floors and within the upper floor of the extension there are; four further double bedrooms, a three-piece family bathroom, ample storage cupboards and a sunny south-facing balcony. The property has amenities and bus links on the doorstep, is a five-minute drive to Leigh Station and the Broadway/Old Leigh and for schooling, The Fairways Primary and Belfairs Academy are both within the catchment area. If you are looking for a sweet treat, Flour & Spoon Essex Bakery is just three doors away! The property should be viewed internally to truly appreciate the period character and large amount of space on offer!

- Four/five double bedrooms
- South-facing garden with side access
- Kitchen and utility room
- Bus links and amenities on the doorstep such as Belfairs Inn and Flour & Spoon Essex Bakery
- South-facing balcony
- Allocated parking
- Three receptions rooms
- Leigh Station and the Broadway 5 minute drive away
- Three-piece family bathroom
- Two-storey side extension

Eastwood Road North

Leigh-On-Sea

£450,000

Price Guide



Eastwood Road North



Frontage/Parking

Parking for one vehicle on a hardstanding driveway with side access to south facing garden, shingle border, wrought iron railings and a composite and obscured double glazed front door leading to:

Front Porch

UPVC double glazed window to front aspect, coving, skirting and carpet.

Sitting Room

14'3" x 9'10"

UPVC double glazed French doors to rear aspect for garden access, radiator, coving, dado rail, skirting and carpet.

Lounge/Bedroom Five

13'1" x 10'10"

Two UPVC double glazed windows to front aspect, exposed brick feature fireplace, column radiator, coving, skirting and carpet.

Kitchen-Diner

24'11" > 79'7" x 15'3" > 7'10"

French doors for lean-to access and two UPVC double glazed windows to side aspect, carpeted staircase rising to first-floor landing, feature fireplace with tiled hearth, two double radiators, partial wall cladding, coving, skirting and wood effect laminate flooring. Shaker style kitchen units both wall-mounted and base level comprising; 1.5 composite sink with chrome mixer tap and a tiled splashback set into granite effect laminate worktops, space for cooker and fridge/freezer, door to utility room.

Utility Room

5'10" x 4'5"

UPVC double glazed window to rear aspect, laminate worktops with space underneath for washing machine and tumble dryer, boiler, tile effect lino flooring.

First Floor Landing

UPVC double glazed obscured balcony door, further carpeted staircase rising to second floor landing with storage cupboards underneath, radiator, two ceiling roses, coving, dado rail, brick archway through to top floor of side extension, skirting and carpet.

South-Facing Balcony

Iron railings with wooden flooring and a cat ladder down to rear garden.

Master Bedroom

13'1" x 10'9"

Two UPVC double glazed windows to front aspect, feature fireplace, shelving, radiator, coving, skirting and carpet.

Bedroom Two (top floor)

13'5" x 11'10"

Two UPVC double glazed windows to front aspect and two double glazed Velux windows to rear aspect, column radiator, three eaves storage cupboards, spotlighting, skirting and carpet. (Second floor landing also has loft/eaves storage space).

Bedroom Three

9'10" x 8'0"

UPVC double glazed window to rear aspect, built-in wardrobe, feature fireplace, radiator, coving, skirting.

Bedroom Four

13'1" x 9'11"

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

Three-Piece Family Bathroom

9'10" x 5'0"

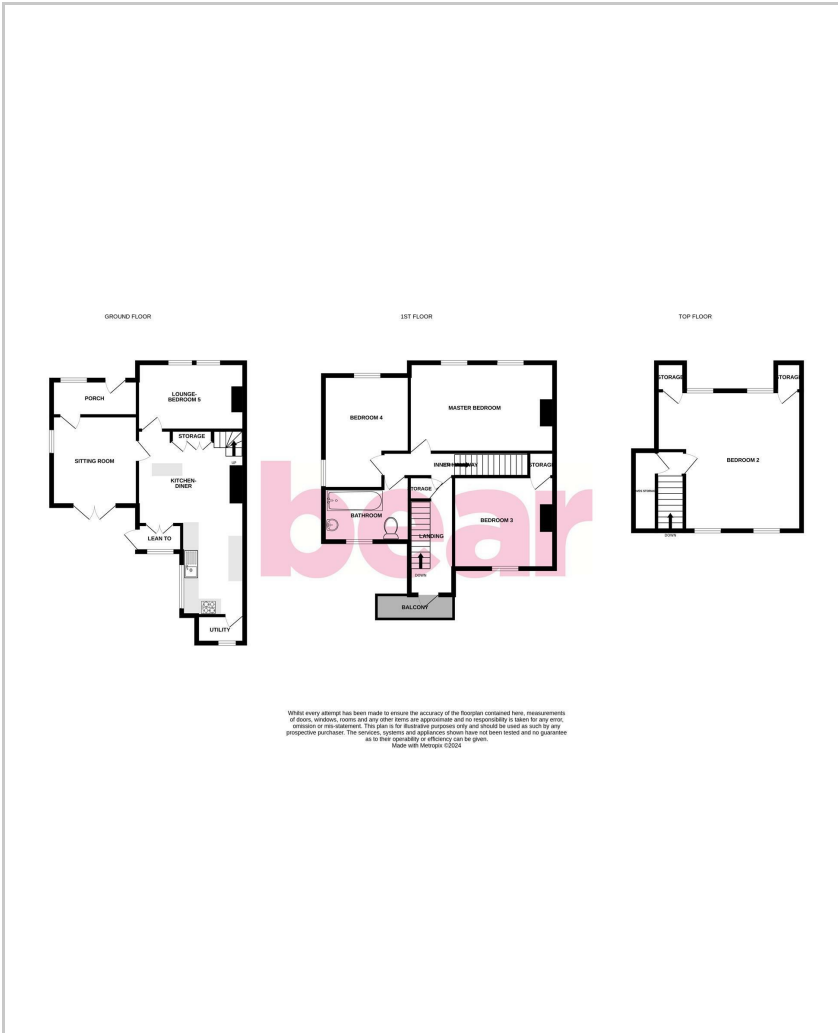
Obscured UPVC double glazed window to rear aspect, bath with drencher showerhead and secondary shower attachment, pedestal wash basin with chrome mixer, low level w/c, chrome towel radiator, extractor fan, spotlighting, partial wall tiling, skirting and wood effect lino flooring.

South-Facing Rear Garden

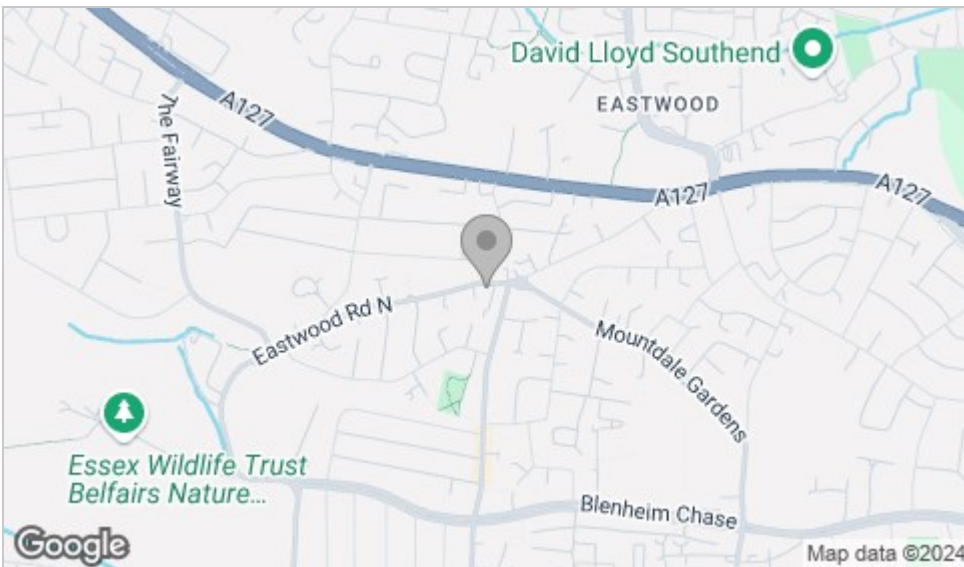
Commences with a paved patio area with access to the lean-to and side access to front of property, the rest of the garden is mostly laid to lawn with a shingle flowerbed, planting and fencing.



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

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	