



\* £400,000 - £450,000 \* OFF-STREET PARKING \* HUGE GARDEN \* FOUR BEDROOM LAYOUT \* OPEN-PLAN LIVING \* POSSIBILITY OF NO ONWARD CHAIN \* This deceptively spacious, four bedroom semi-detached home is positioned at the end of an especially quiet cul-de-sac and on an enviable plot size. The accommodation is comprised of; parking for one on the front drive (with ample on-street parking available too), an entrance hall with access to the converted garage/bedroom four, an open-plan lounge/diner/kitchen with a small utility room and a bright conservatory. While upstairs, there are three further very well-proportioned bedrooms and a renovated bathroom with separate WC. For schooling, Woodham Ley Primary and The Appleton School are within catchment with Southends prestigious grammar schools only a bus ride away, of which travel links and amenities are a 5-minute walk away. Benfleet Station for commuters is a quick drive away and there's also quick access to the A127 and A13. The property has the potential of being sold with no onward chain, for the right offer, and is available to view now!

- Off-street parking
- Large rear garden
- Open-plan living
- Conservatory
- Renovated first floor bathroom and WC
- Incredibly quiet cul-de-sac
- Four bedroom layout with converted garage
- Utility room/cupboard
- Built-in storage upstairs
- Quick access to both the A127 and A13 with amenities nearby

## Meadway

Benfleet

**£400,000**

Price Guide





# Meadway



## Frontage/Parking

Parking space for one vehicle on a hardstanding front driveway with ample on-street parking as it is an especially quiet cul-de-sac, gated side access to garden, upvc double glazed front door leading to:

## Entrance Hallway

UPVC double glazed side window, skirting, wood effect laminate flooring, door through to bedroom four in the converted garage and the reception rooms.

## Bedroom Four (Downstairs)

16'4" × 7'8"

UPVC double glazed window to front aspect, storage cupboard, skirting, carpet and room for a double bed.

## Front Lounge

15'3" × 12'4"

UPVC double glazed window to front aspect, large opening through to kitchen-diner, carpeted staircase rising to first floor landing, feature fireplace with brick surround and hearth, radiator, skirting and wood effect laminate flooring.

## Kitchen-Diner

20'5" × 8'10"

UPVC double glazed sliding doors for conservatory access as well as a UPVC double glazed rear window, access to utility cupboard under the stairs, shaker style kitchen units both wall-mounted and base level comprising; 1.5 stainless steel sink and drainer with chrome mixer tap, four ring burner gas hob with extractor hood over, integrated oven, laminate worktops with tiled splashbacks, space for dishwasher, space for washing machine, space for fridge/freezer, double radiator, skirting and wood effect laminate flooring with a wide opening back through to the lounge.

## Conservatory

20'2" × 8'10"

UPVC double glazed French doors and windows for garden access, electric heater and tile effect flooring.

## First Floor Landing

Radiator, loft access, skirting and carpet.

## Bedroom One

14'11" × 11'3"

UPVC double glazed window to front aspect, radiator, storage cupboard, recess used as a dressing area, skirting and carpet.

## Bedroom Two

11'8" × 9'2"

UPVC double glazed rear window, built-in wardrobe, radiator, skirting and carpet.

## Bedroom Three

9'1" × 8'7"

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

## Refurbished Bathroom and separate WC

Obscured UPVC double glazed rear window, traditionally styled paneled bath with shower over and glass folding screen, vanity unit with wash basin and chrome mixer tap, chrome towel radiator, spotlighting, fully tiled walls and flooring.

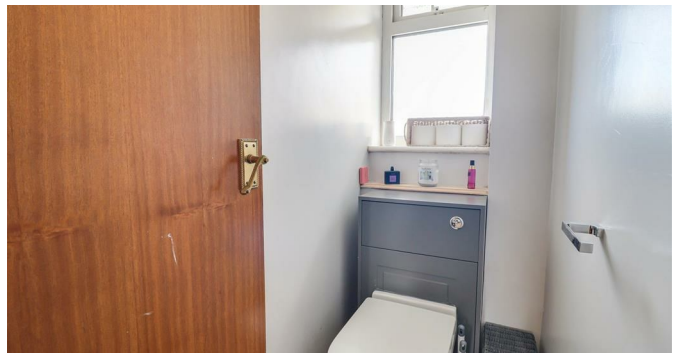
## Separate W/C

UPVC double glazed rear window, WC, skirting, tiled flooring.

## Rear Garden

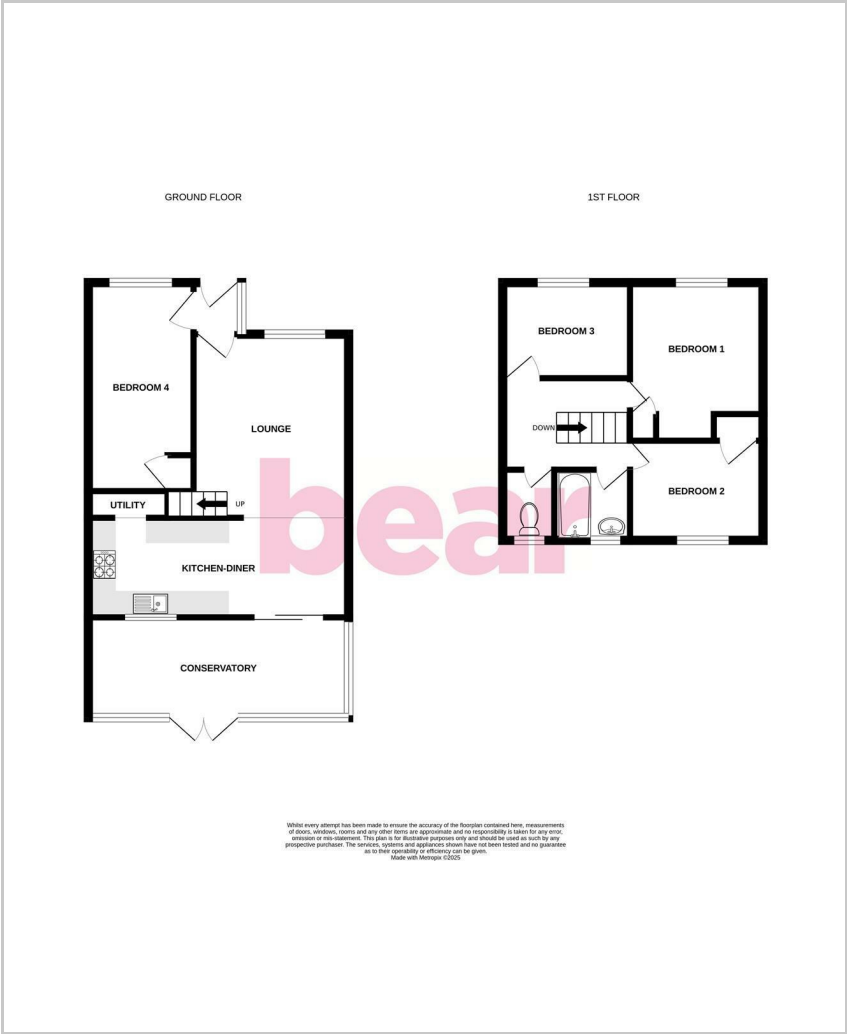
Commences with a large paved patio area which wraps around the house, with the remainder mostly laid to a large lawn with gated side access, an outside tap, outside power and fencing.



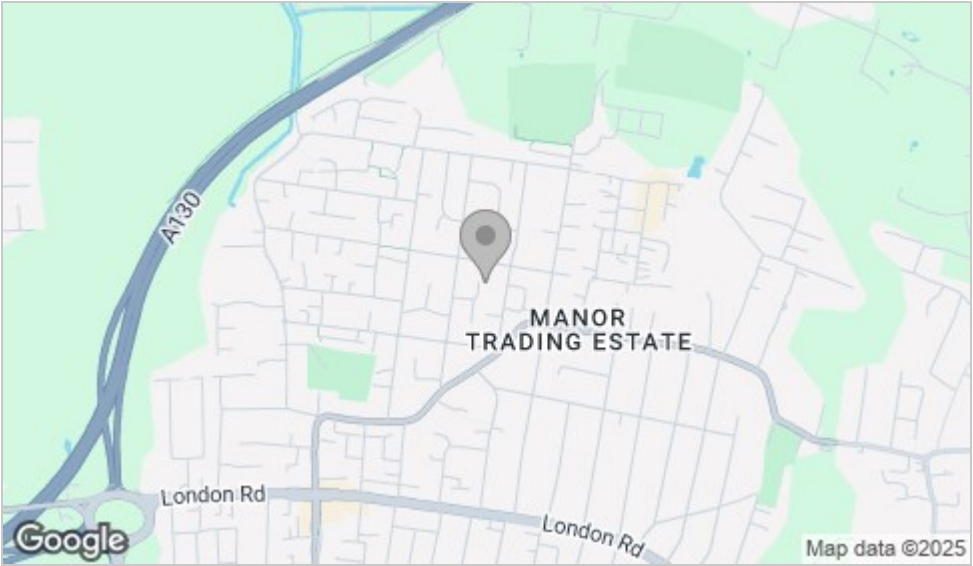




# Floor Plan



# 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.

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# Energy Efficiency Graph

