



* £325,000 - £350,000 * RENOVATED KITCHEN AND BATHROOM * IMMACULATE INTERIORS * OPEN-PLAN LOUNGE/DINER * CONSERVATORY * GREAT SCHOOL CATCHMENT * This well-proportioned three-bedroom home is immaculately presented inside and offers; a renovated kitchen and three-piece family bathroom, a modern open-plan lounge/diner, three great-sized bedrooms, a conservatory and spacious rear garden. The home is in a family-friendly location with amenities and bus links moments away, as well as Belfairs Woods and Golf Course and within a great school catchment - with The Fairways Primary and Belfairs Academy both available. The grammar schools are in close proximity, as well as a 5-minute drive to Leigh Station for London commuters and the bustling Leigh Broadway and Old Leigh. The property is available to view now!

- Recently installed kitchen
- Open-plan lounge/diner
- Great school catchment
- Amenities and bus links nearby
- Short drive to Leigh Station and the Broadway/Old Leigh
- Renovated three-piece bathroom
- Three great-sized bedrooms
- Walk-in linen store
- Grammar schools nearby
- Belfairs Woods and Golf Course a short walk away

Bellhouse Lane

Leigh-On-Sea

£325,000

Price Guide



Bellhouse Lane



Frontage

Garden wall with a paved front garden, including planting borders and a UPVC obscured double glazed front door leading to:

Entrance Hallway

13'9" x 5'8"

Two UPVC double glazed obscured windows to front aspect, carpeted staircase rising to first floor landing with storage cupboard underneath, radiator, skirting, carpet.

Lounge-Diner

24'4" x 11'4" > 8'3"

UPVC double glazed window to front aspect and a UPVC double glazed French doors for conservatory access, two radiators, skirting and carpet.

Kitchen

10'3" x 8'7"

UPVC double glazed door and window for garden access, recently refurbished kitchen comprising; both wall-mounted and base level units, composite 1.5 sink with drainer and chrome mixer tap, four ring burner induction hob with stainless steel extractor over, laminate worktops, integrated eye-level oven, boiler cupboard, wine rack, bin drawer, space for washing machine and fridge/freezer, pan drawers, spotlighting, skirting, tiled floor.

Conservatory

7'8" x 7'3"

UPVC double glazed door for garden access as well as windows all around with skirting and wood effect laminate flooring.

First Floor Landing with Linen Store

Walk-in linen store, loft access, skirting, carpet.

Master Bedroom

13'1" x 8'11"

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

Bedroom Two

10'0" x 8'11"

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

Bedroom Three

7'9" x 7'3"

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

Renovated Three-Piece Family Bathroom

7'10" x 7'3"

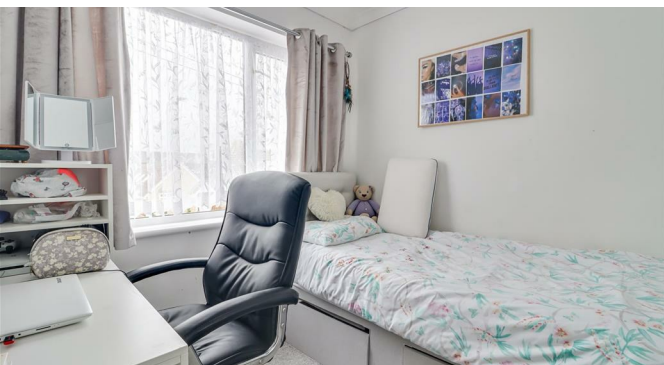
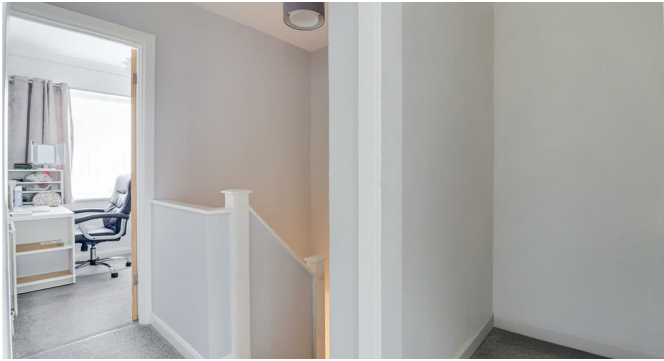
Obscured UPVC double glazed window to rear aspect, P-bath with drecher head and secondary shower attachment, low-level w/c, floating vanity unit with wash basin and chrome mixer, chrome towel radiator, spotlighting, extractor fan, fully tiled walls and flooring.

Rear Garden

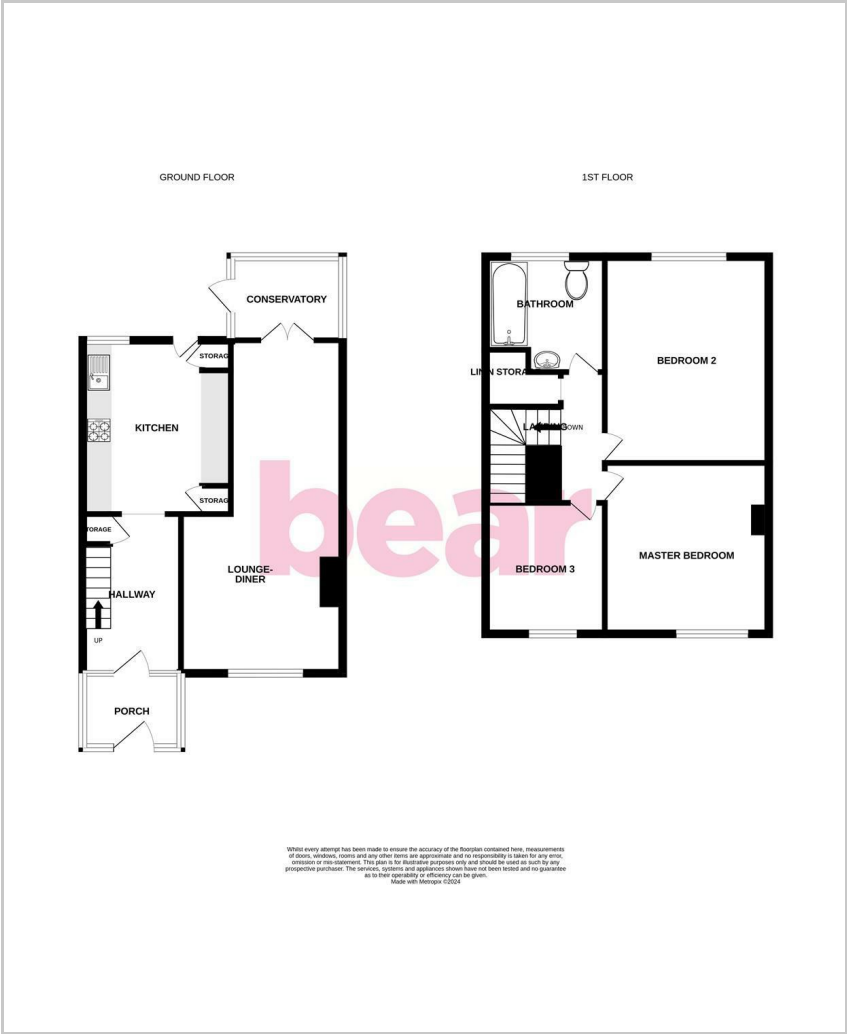
Commences with a paved patio with the rest of the garden mostly laid to lawn with a large rear patio, shingle borders and access from both the kitchen and conservatory.

Agents Notes:

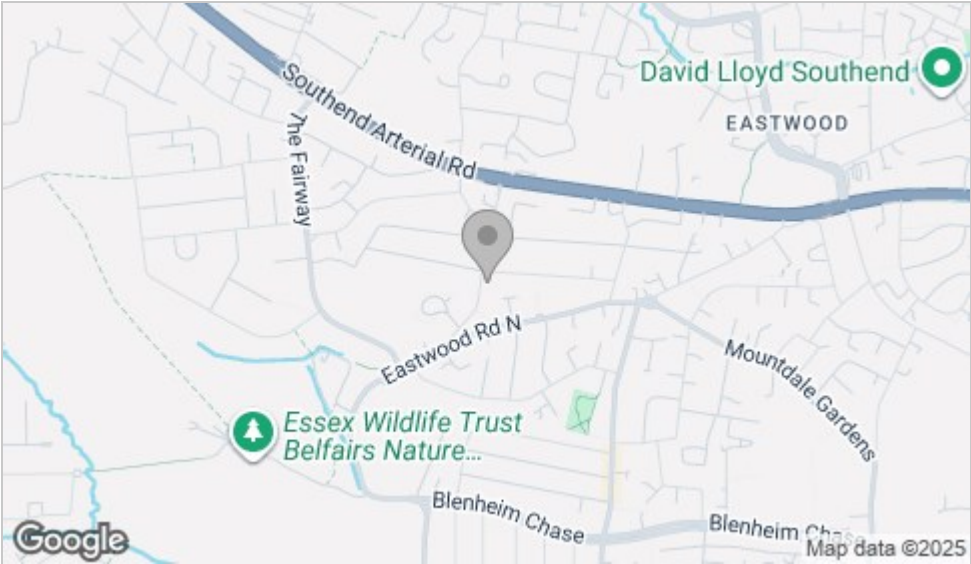
Council tax band: C



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

