



**HAIR & SON**  
THE ESTATE OFFICE

## The Fairway

Leigh-on-Sea

- SPACIOUS & BEAUTIFULLY PRESENTED
- TWO BEDROOMS
- LARGE LOUNGE / DINER
- FAMILY ROOM / SUN ROOM

## Offers in excess of £400,000

Show Home Standard! - ABSOLUTELY FABULOUS, SPACIOUS & BEAUTIFULLY PRESENTED Semi Detached Bungalow Which Has Been Vastly Improved By The Current Owners. TWO BEDROOMS, Luxury Shower Room, Impressive Fitted Kitchen, Large Lounge / Diner Opening Onto A Bright & Spacious Family Room / Sun Room And A Beautiful Secluded Garden Backing Woodland All Make This A REAL MUST SEE!







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### **ENTRANCE**

Via a uPVC double glazed entrance door giving access to:

### **ENTRANCE HALL:**

Radiator, picture rail, built in double storage cupboard, coved cornice to ceiling edge, panelled doors to:

### **BEDROOM ONE**

13' 10" x 11' 1" plus wardrobes" (4.22m x 3.38m) uPVC double glazed square bay window to front, impressive range of fitted wardrobes along one wall with panelled door fronts, radiator, coved cornice to ceiling edge.

### **BEDROOM TWO**

120' 7" x 10' 1" (36.75m x 3.07m) uPVC double glazed window to side, radiator, picture rail, coved cornice to ceiling edge.

### **SHOWER ROOM**

Obscure uPVC double glazed window to side, recently refitted with a luxury suite comprising a large walk in shower cubicle, vanity wash hand basin with storage unit beneath and low level W.C, heated towel rail, tiled floor, smooth ceiling.

### **KITCHEN**

11' 4" x 8' 1" (3.45m x 2.46m) uPVC double glazed window to side, fitted with an impressive range of eye and base level units with ample working surfaces over comprising a stainless steel sink unit with mixer tap, integrated oven and hob, integrated washing machine, fridge and freezer, space for further domestic appliances, built in cupboard housing boiler, tiled floor, smooth ceiling.

### **LOUNGE / DINER**

20' 11" x 12' 11 maximum" (6.38m x 3.94m) uPVC double glazed window to front, feature fireplace with tiled hearth housing log burner and attractive fitted storage units either side, radiator, picture rail, coved cornice to ceiling edge, double doors to:

### **FAMILY ROOM / SUN ROOM**

23' 11" x 8' 6" (7.29m x 2.59m) uPVC double glazed windows to side and rear, double doors overlooking and leading to the delightful secluded garden, radiator, smooth ceiling.

### **EXTERIOR**

The front of the property benefits from having a driveway providing off road parking for approximately two vehicles with side access leading to the rear garden.

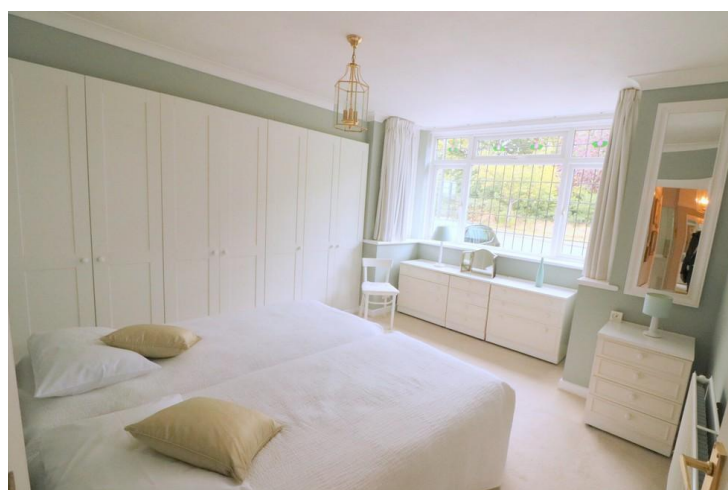
The rear garden is a particular feature of this property. Backing woodland, the garden is very secluded and commences with a large paved patio area with attractive retaining wall and step leading to a manicured lawn with established trees and shrubs to boundaries. There is a gravelled area towards the bottom of the garden with further attractive trees and shrubs, a timber storage shed and greenhouse to remain. Fencing to boundaries.





## VIEWINGS BY APPOINTMENT WITH HAIR AND SON

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

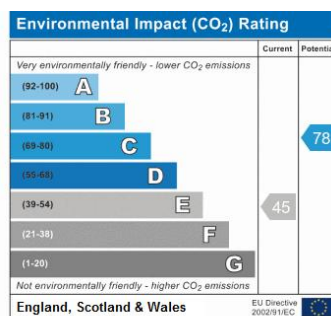
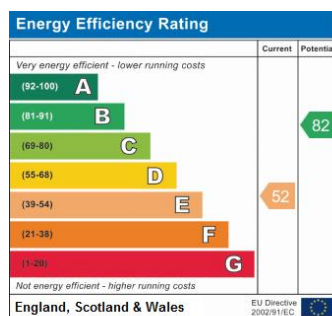












## Ground Floor

Approx. 1336.6 sq. feet



Total area: approx. 1336.6 sq. feet

Regulated by RICS

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