

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hudson Crescent, Leigh-on-Sea, SS9 5XT



Guide Price:
£300,000

Situated in a quiet residential road in Eastwood/Leigh on Sea is this spacious semi detached family home requiring some modernisation throughout with rear garden measuring approximately 50ft and own driveway providing off street parking for two/three vehicles. Within walking distance to local shops and schools.

Council Tax Band: C. EPC Rating: TBC.

Viewing advised. Our Ref: 19673.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard.



LOUNGE/DINER 26' 9" x 12' 5" (8.15m x 3.78m)

Double glazed window to front aspect. Double glazed patio doors providing access to rear garden. Radiators. Door through to kitchen.



KITCHEN 10' 9" x 9' 3" (3.28m x 2.82m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating work surface with one and a half inset sink drainer unit. Tiled splash backs. Space and plumbing for appliances. Space for freestanding cooker with extractor above. Textured ceiling.



FIRST FLOOR LANDING

Large airing cupboard.



SEPARATE WC

Obscure double glazed window to rear aspect. Close coupled wc. Tiled walls. Tiled flooring.



SHOWER ROOM

Obscure double glazed window to rear aspect. A two piece suite comprising tiled shower cubicle with thermostatic shower and pedestal wash hand basin. Radiator. Tiled walls. Tiled flooring.



BEDROOM ONE 14' 10" x 9' (4.52m x 2.74m)
 Double glazed window to rear aspect. Radiator.



BEDROOM TWO 11' 11" x 11' 1" (3.63m x 3.38m)
 Double glazed window to front aspect. Radiator.



BEDROOM THREE 9' 3" x 8' 11" (2.82m x 2.72m)
 Double glazed window to front aspect. Radiator. Textured ceiling.

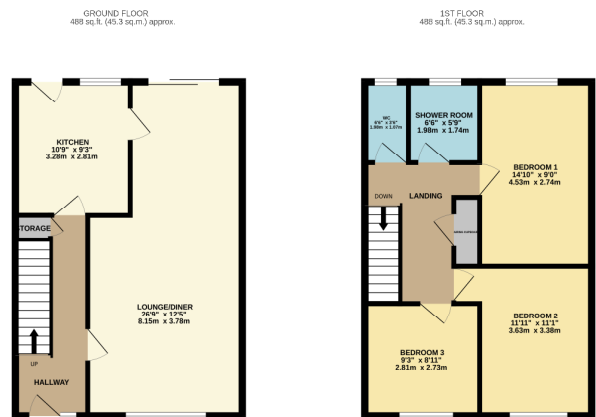


EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area leading to garden. Laid to lawn. Flower and shrub borders. Fencing to all boundaries. Shed to remain.



The **FRONT** has own driveway providing off street parking for two/three vehicles.



TOTAL FLOOR AREA: 975 sq ft. (90.6 sq m.) approx.
 Measurements shown are approximate and should be regarded as indicative only. Measurements of floors, walls, rooms and any other areas are approximate and not necessarily in situ for any area, extension or development. The area is for illustrative purposes only and should be used for a prospective purchaser. The services, fixtures and fittings shown may not have been tested and do not guarantee any level of quality or efficiency can be given. Measurements shown are approximate only.

Consumer Protection from Unfair Trading Regulations 2008.
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.