

BROWNBRAND

St Davids Drive

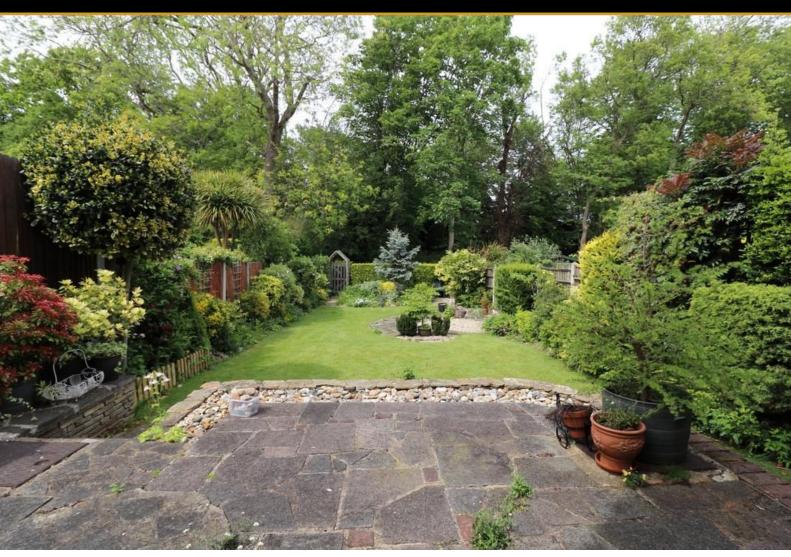
Leigh-on-Sea, SS9 3RE

- No On ward Chain
- 3 Bedroom Semi-Detached House
- Backing Directly onto Woodland
- Two Good Size Reception Rooms

£575,000











Property Description

character. Situated in this enviable position within the Belfairs area of Leigh on Sea this wonderful home has the tremendous advantage of BACKING ONTO & LEADING DIRECTLY FROM THE BACK GARDEN GATE into WOODLAND AREA.

The ground floor accommodation comprises: spacious hallway, downstairs cloakroom, two reception rooms, kitchen & utility room with access to garage. To the first floor there are three good sized bedrooms, family bathroom with separate WC.

Externally, this property offers a beautifully maintained 120ft (approx) rear garden and to the front paved driveway with access to the garage. Close to all amenities and as well being in the catchment for Westleigh School.

We are pleased to bring to the market this extremely well maintained family home which has a wealth of









ACCOMMODATION

Approached via open canopied porch with UVPC front door with double glazed lead light window to side. Leading through to..

ENTRANCE HALL

Carpet. Radiator. Textured ceiling with coving. Stairs to first floor with under stair cupboard housing electric/gas meter.

LOUNGE

15' 8" x 12' 2" (4.78m x 3.71m) UVPC Double glazed leadlight bay window to front. Textured ceiling with central light. Wooden fireplace surround with log effect electric fire. Carpet.

DINING ROOM

14' 1" x 11' 2" (4.29m x 3.4m) UVPC Double doors leading to rear garden with double glazed windows to side. Textured ceiling with central light & coving. Carpet. Radiator. Fireplace with electric log effect fire.

KITCHEN

11' 1" x 7' 5" (3.38m x 2.26m) Fitted in a range of units to ground & eye level with worktop over. Inset single drainer sink with mixer tap over. Tiled splashbacks. UVPC Double glazed window to rear. Textured ceiling with central spotlights. Four ring gas cooker. Cupboard housing boiler.

UTILITY ROOM

9' 8" x 6' 8" (2.95m x 2.03m) UVPC Double glazed door leading to rear garden with window to side. Fitted in a range of units to ground & eye level. Space & plumbing for washing machine, tumble dryer & fridge/freezer. Textured ceiling. Door with access to garage.

GROUND FLOOR CLOAKROOM

Low level WC. Wall mounted hand basin. Half tiled. Carpet. Extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

UVPC Double glazed leadlight bay window to flank. Carpet. Radiator. Flat plastered ceiling with central light.

BEDROOM 1

14' 0" x 11' 4" (4.27m x 3.45m) UVPC Double glazed leadlight bay window to front. Carpet, Textured ceiling. Radiator. Fitted wardrobes.

BEDROOM 2

12' 5" x 11' 4" (3.78m x 3.45m) UVPC Double glazed window to rear. Carpet. Radiator. Textured ceiling.





BEDROOM 3

7' 9" x 7' 1" (2.36m x 2.16m) UVPC Double glazed leadlight window to front & flank. Radiator. Carpet. Textured ceiling.

CLOAKROOM

UVPC Obscure Double glazed window. Low level WC. Radiator. Wood effect flooring.

EXTERNALLY

FRONT GARDEN

Block paved drive way providing parking & access to rear garden via garage. Hardstanding frontage with flower borders.

REAR GARDEN

Impressive & seeluded 120ft (approx) rear garden backing onto and leading directly into woodland area. Beautifully maintained garden mainly laid to lawn with mature flower, shrub and tree borders with the immediate fore being patioed. Privacy fencing. Outside tap.

GARAGE

Garage is approached via an independent paved driveway with up and over door, power and lighting.







221 London Road Hadleigh Essex SS7 2RD www.brownbrand.co.uk sales@brownbrand.com 01702 552966