



BROWN & BRAND

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

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



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 & secluded 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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with hertypic 2022.

5/29/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

63 ST DAVIDS DRIVE
LEITCHON-SEA
SS9 3RE

Energy rating

E

Valid until
27 May 2031

Certificate number
0253-1209-2009-7867-0400

Property type
Semi-detached house

Total floor area
103 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0253-1209-2009-7867-0400>

1/8



221 London Road
Hadleigh
Essex
SS7 2RD

www.brownbrand.co.uk
sales@brownbrand.com
01702 552966

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements