



BROWN & BRAND



Fairway Gardens
Leigh-on-Sea, SS9 4QB

- Spacious three bedroom semi detached chalet
- Close proximity to Belfair's woods and nature reserve
- Sought after tree lined turning
- Spacious Lounge/diner

Guide Price
£350,000-£375,000





Property Description

Nestled within proximity to the picturesque Belfairs Woods and Nature Reserve is this spacious three-bedroom semi-detached family home perfectly situated for local schools and amenities. Boasting a spacious dual aspect lounge/diner, good size entrance hallway, ground floor family bathroom & kitchen/breakfast room. This residence offers both comfort and convenience in abundance and is one we would recommend an early appointment to view. Detached garage and ample off-road parking.



ACCOMMODATION COMPRISES

Approached via obscure double glazed entrance door giving access to:

ENTRANCE HALLWAY

Wooden flooring, radiator, coving to ceiling, wall mounted thermostat control, radiator, stairs to 1st floor with under stairs storage cupboard housing gas and electric meter. Doorway to:



LOUNGE/DINER

23' 6" x 10' 7" (7.16m x 3.23m) A bright dual aspect room with double glazed windows to front. Patio doors giving access to garden, laminate flooring, radiator to two walls, smooth plastered ceiling with coving.

BATHROOM

Three piece suite comprising WC, panelled bath with shower attachment, pedestal wash hand basin, storage cupboard, tiled walls, laminate flooring, window to side, radiator.



KITCHEN

10' 8" x 8' 2" (3.25m x 2.49m) Base units with laminate worktop over. Further wall units. Stainless still sink unit with taps and drainer. Wall mounted boiler, double glazed window to rear. Obscured double glazed window to side, double glazed door to side giving access to garden. Double glazed windows to rear. Laminate flooring. Radiator. Smooth plastered ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

Obscure double glazed window to side. Storage cupboards. Door to:

BEDROOM ONE

11' 7" x 10' 9" (3.53m x 3.28m) Double glazed window to front. Radiator, new carpet, smooth plastered ceiling.

BEDROOM TWO

10' 3" x 8' 4" (3.12m x 2.54m) Double glazed window to side, radiator, laminate flooring, smooth plastered ceiling. Door to:

BEDROOM THREE

9' 6" x 6' 8" (2.9m x 2.03m) Double glazed window to rear radiator, laminate flooring, smooth plastered ceiling.



REAR GARDEN

Crazy paved patio area, lawn area with tree and shrub borders, privacy fencing, wooden shed, water butt, outside tap, gated side access.



DETACHED GARAGE

Up over door.

FRONT GARDEN

Large lawn area with tree and shrub borders

PARKING

Parking is provided via an independent driveway providing ample off road parking



When every attempt has been made to ensure the accuracy of the floorplan, responsibility for errors, omissions, errors and omissions shall be accepted by the client. The floorplan is provided for general guidance only and should not be relied upon for any specific purpose. The accuracy of the floorplan is not guaranteed and the client should verify the accuracy of the floorplan with the agent.

Energy performance certificate (EPC) - Final or energy certificate - 000136

English | [Contact us](#) | [Feedback](#)

[Energy Performance Certificate \(EPC\) Service](#)

Energy performance certificate (EPC)

Property address 1234 Street 1234 City	Energy rating E	Valid until 17 May 2026
Property type Semi-detached house	Current energy 100 kWh/m²/yr	Potential energy 45 kWh/m²/yr

Property type: Semi-detached house
Total floor area: 79 square metres

Rules on letting this property

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

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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