



89 Eastwood Road

89 Eastwood Road Leigh-on-Sea Essex SS9 3AH

Home Estate Agents are privileged with instruction to offer for sale this fantastic five bedroom detached family residence which is situated on an impressive west backing plot, being set well back from the road allowing for ample off street parking and a double garage.

The accommodation comprises; entrance porch, spacious entrance hall with lift, ground floor cloakroom, lounge, separate dining room, sitting room, a large open plan kitchen/breakfast room plus a fabulous conservatory overlooking the rear garden.

The first floor boasts a large landing with office area, five well appointed bedrooms including a master bedroom with en suite shower room and access to a west backing balcony. The second guest bedroom also benefits from an en suite shower room as well as a main family bathroom.

Externally the property sits on an impressive plot which is set well back from the road therefore allowing ample off street parking for several vehicles giving access to a double garage, whilst to the rear there is a large garden with extensive patio area and feature ornamental pond.

Situated on Eastwood Road in Leigh-on-Sea, this fabulous house is within easy reach of all local amenities with the nearby Broadway, railway station and schools all within walking distance. Also within close proximity



is the nearby Belfairs Park, Golf Course and Woods. Ideal setting for walking the dog or weekend strolls with the family.

Located within sought after Leigh-on-Sea location boasting a large west facing rear garden backing onto Belfairs golf course. This spacious home also provides ample parking to front, double garage and sizeable living accommodation to the ground floor.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Porch

Ceiling lighting, exposed brick wall, tiled flooring, door leading into garage, door into:

Entrance Hall

Spacious entrance hall with stairs leading to the first floor landing, coved cornicing to smooth ceiling with fitted spotlights, dado rail, a lighted and glazed lift to the first floor, stairs leading to first floor landing, under stairs storage, radiator, Amtico flooring, doors into:

Ground Floor Cloakroom

Two piece suite comprising wash hand basin with mono tap, low level w/c, double glazed obscure window to side, ceiling light, towel rail, radiator, part tiled walls, Amtico flooring.



Kitchen/Breakfast Room 22'1 x 13'2

A beautiful bespoke fitted kitchen comprising of a wall and base level units with quartz work surfaces above incorporating sink and drainer, integrated Neff oven, integrated coffee machine, integrated upright freezer combo oven and micro wave, integrated glass fronted drinks fridge, integrated LG American fridge freezer, upright full length integrated freezer, feature quartz centre island with integrated Neff induction hob and Faber downdraft extractor fan hidden riser and a Walnut breakfast bar at the other end, integrated wine cooler, double glazed window to side, double glazed bi folding doors to rear leading to rear garden, smooth ceiling with fitted spotlights and pendant lighting, radiator, kardean flooring.

Dining Room 17'4 x 11'7

Bi folding double glazed doors opening into conservatory, coved corning to smooth ceiling with ceiling light, radiator, Amtico flooring.

Utility Room 11'3 x 5'4

Range of wall and base level units with quartz work surfaces above with integrated stainless steel sink, space for washing machine, space for dryer, double glazed obscure window to side leading to rear garden, smooth ceiling with fitted spotlights, radiator, part tiled walls, tiled flooring.

First Floor Landing

A spacious landing with double glazed window to the front, smooth ceiling with pendant lighting, loft access, dado rail, study area, a lighted and glazed lift to the ground floor, eaves storage, radiators, fitted carpet, doors into:

Master Bedroom 17'10 x 13'1

Double glazed bi folding doors opening onto a west facing balcony overlooking the rear garden, smooth ceiling with fitted spotlights and pendant lighting, a range of bespoke fitted wardrobes to one wall, phone point, dado rail, radiators, fitted carpet, door to:



Sitting Room 13'1 x 13'8 into bay

Double glazed bay window to front, smooth ceiling with fitted spotlights, radiator, Sky point, Amtico flooring.

Living Room 23'7 x 12'10

Double glazed windows to side, double glazed bi folding doors opening into the conservatory, coved corning to smooth ceiling with fitted spotlights, wall mounted lighting, two radiators, Sky and telephone points, Amtico flooring.

Conservatory 24'2 x 16'3 Max x 9'6 Min

Two double glazed skylight windows, double glazed windows to rear, double glazed French doors leading to the rear garden, smooth ceiling with fan lighting, fitted spotlights and wall mounted lighting, part of the external pond with small exposed brick retaining wall, Smart radiator, Amtico flooring, doors into:

En-Suite Shower Room

Three piece suite comprising bath handheld shower attachment and shower over, wash hand basin with mono tap set into vanity unit, low level w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, wall mounted mirror, heated towel rail, part tiled walls, tiled flooring with under floor heating.

Bedroom Two 17'4 x 11'8

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, wash hand basin set into vanity unit, range of bespoke fitted wardrobes to one wall, radiator, wood flooring.

Bedroom Three 14'5 x 10'8

Double glazed windows to rear, smooth ceiling with fitted spotlights and pendant lighting, three separate built in storage cupboards/wardrobes, radiator, fitted carpet, door to:

En-Suite Shower Room

Three piece suite comprising walk in shower cubicle, wash hand basin set into vanity unit, low level w/c, smooth ceiling with fitted spotlights, heated towel rail, wall mounted mirror, part tiled walls, laminate flooring.

Bedroom Four 12'10 x 14'2 into Bay

Double glazed bay window to front, coved cornice to smooth ceiling with pendant lighting, wash hand basin set into vanity unit, wall mounted mirror, Sky point, radiator, fitted carpet.

Dressing Room/Bedroom Five 12'1 x 10'1 Max x 5'5 Min

L Shaped room with double glazed windows to the front, coved cornice to smooth ceiling with pendant lighting, a range of fitted wardrobes, dado rail, fitted carpet.

Family Bathroom

Four piece suite comprising bath with shower over, walk in double shower, twin wash hand basins with mixer taps set into vanity units, low level w/c, two wall mounted mirrors with lighting, double glazed window to side, smooth ceiling with fitted spotlights, cupboards with rolled edge worksurfaces, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

Externally

Front Garden

Shingled front garden, lawn, shrubs, providing ample off-street parking. Access to garage, hard wood gates to either side enabling access to rear garden.

Rear Garden

A West facing rear garden commencing with patio with central pond, remainder being laid to lawn, flower beds and shrubs, planting area, compost bins, shed and greenhouse.

Integral Double Garage 18'5 x 16'10

Double garage with two electric up and over doors, boiler, power and lighting.









Hogwarts School
of Witches & Wizardry
THIRD YEAR POTIONS

LG

INVERTER
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OIEO £1,300,000 Freehold

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