



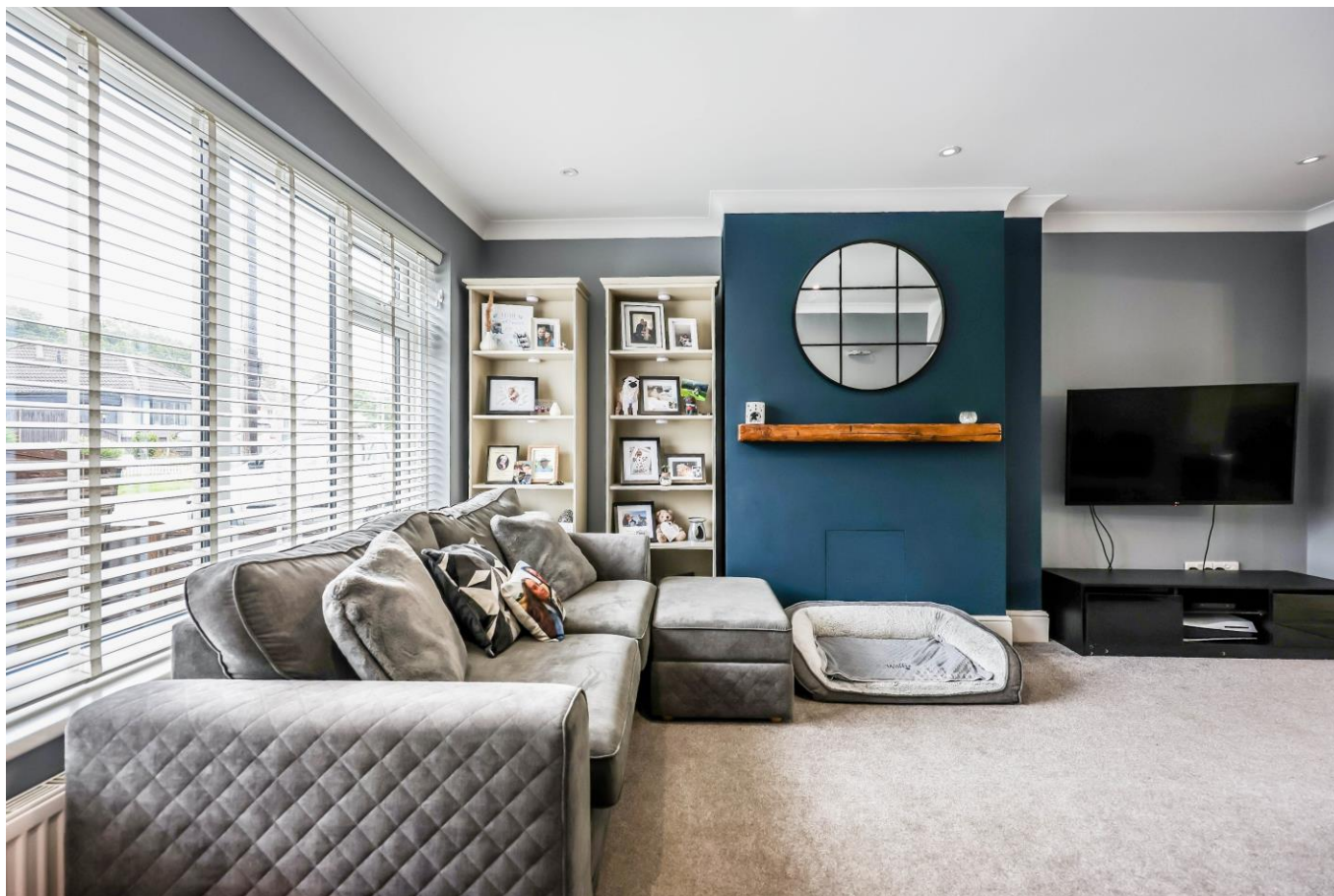
28 Eastwood Old Road

28 Eastwood Old Road Leigh-on-Sea Essex SS9 4RP

Home Of Leigh are pleased to offer for sale this surprisingly spacious three bedroom semi detached house, which has been beautifully maintained by the current owners and has been cleverly extended to provide larger than average living accommodation to the ground floor.

The accommodation comprises; entrance porch, entrance hall, guest cloakroom, lounge, separate open plan kitchen/diner which overlooks the rear garden, a separate study and further utility room/snug area, whilst to the first floor there are three well appointed bedrooms and a modern four piece bathroom suite.

Externally the property boasts a south backing rear garden and off street parking to the front.



Situated on Eastwood Old Road, a prominent and popular area of Leigh-on-Sea which is on the edge of the popular 'Belfairs Estate', this wonderful home offers superb positioning for nearby woodland and parks as well as being within easy reach of local schools, seafront, Broadway and transport routes.

Accommodation Comprises

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

Entrance Porch 5'1 x 4'1

Double glazed obscure windows to front and side aspects, tiled flooring, door to study, further glazed door to entrance hall.

Entrance Hall 6'4 x 2'1

Stairs leading to the first floor landing, carpeted, radiator, door to:



above, range of fitted floor to ceiling cupboards, integrated dishwasher, wood flooring, two vertical cast iron effect radiators, double glazed French doors to the rear garden, door to:

Utility Room/Snug 24'1 x 7'6

Double glazed window to rear aspect with adjacent door to garden. Matching range of base and eye level cupboards with work surfaces and inset sink unit, built-in full height fridge and separate freezer, appliance space and plumbing for washing machine and separate dryer, built-in storage cupboard, wood flooring, smooth plastered ceiling with inset spotlighting, radiator, door to:



Study 7'6 x 6'1

Double glazed window to front aspect, wood flooring, smooth plastered ceiling.

Lounge 16'4 x 12'1

A great size main reception room with double glazed window to front aspect, carpeted, coved and smooth plastered ceiling with inset spotlighting, radiator, archway through to:

Kitchen /Diner 15'9 x 10'1

Double glazed window to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, built-in double oven and four ring electric hob with extractor

Ground Floor Cloakroom 4'8 x 2'6

Modern two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity unit beneath, wood panelling to surrounding walls, smooth plastered ceiling with inset spotlighting.

First Floor Landing 7'1 x 2'1

Double glazed obscure window to side aspect, carpeted, coved and smooth plastered ceiling with access to loft space, doors to:

Bedroom One 10'6 x 10'1

Double glazed window to rear aspect, carpeted, coved and smooth plastered ceiling, radiator.

Bedroom Two 12'1 x 6'7

Double glazed window to front aspect, carpeted, coved and smooth plastered ceiling, radiator.

Bedroom Three 12'1 x 8'1 (max)

Double glazed window to front aspect, carpeted, coved and smooth plastered ceiling, radiator.

Family Bathroom 10'8 x 4'1

Double glazed obscure window to rear aspect, modern four piece suite comprising; bath with mixer tap and shower attachment, low level WC, fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit beneath, tiled flooring with under floor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a south backing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid with artificial lawn and enclosed with screen panel fencing, outside lighting, water and side access.

Front Garden

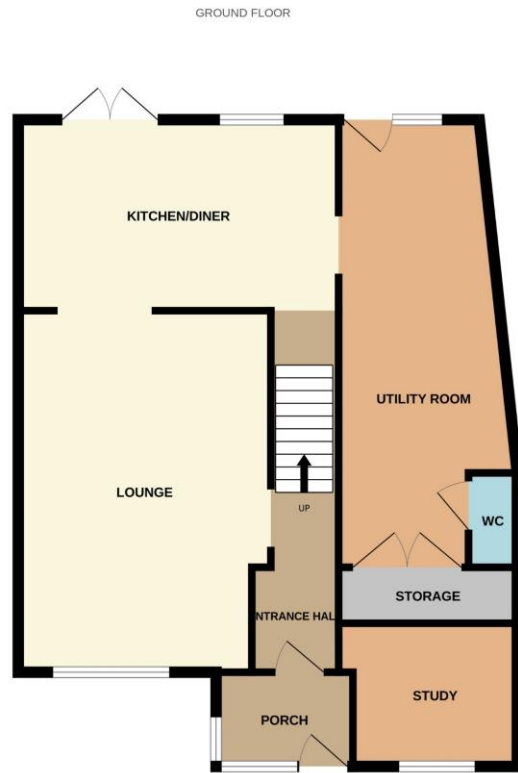
The property benefits from off street parking for the front.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Guide Price £500,000

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