



95 Briarwood Drive

95 Briarwood Drive Leigh-on-Sea Essex SS9 4LB

Home Of Leigh are delighted to offer for sale this surprisingly spacious three/four bedroom semi detached chalet which has been cleverly extended by the current owners and maintained to a high standard throughout.

The accommodation comprises; entrance hall, a spacious lounge which is open plan through to a stunning kitchen/dining area overlooking the rear garden, two further reception rooms/ground floor bedrooms and a luxury fitted ground floor bathroom.

To the first floor there are two further double bedrooms including a master bedroom with a fully fitted walk-in closet and a separate modern shower room.

Externally the property benefits from a great size rear garden with two patio areas, creating a wonderful space for outside dining and entertaining along with a brick built garden room and additional storage. To the front there is a block paved driveway allowing off street parking for several vehicles.



Located on Briarwood Drive in Leigh On Sea, this beautiful family home is ideally positioned for Belfairs Woods & Nature Reserve, whilst major transport links to London & Southend are close at hand.

Accommodation Comprises

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

Entrance Hall 16'5 max x 11'6 max

A great size hall with wood flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboard, smooth plastered ceiling with inset spotlighting, doors to accommodation off.

Open Plan Lounge, Kitchen & Dining Room 27'6 x 18'9 < 10'8

A wonderful open plan room with two clearly defined areas as follows:



Lounge Area 16'1 x 10'8

With a continuation of wood flooring throughout, smooth plastered ceiling with inset spotlighting, feature cast iron radiator. Open plan to:

Kitchen/Dining Room 18'9 x 13'1

Double glazed window to rear aspect and further double glazed bi-folding doors to rear giving access to the garden. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, freestanding Range cooker (to remain) with fitted extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, appliance space for American style fridge freezer, integrated dishwasher and bin storage, wood flooring, smooth plastered ceiling with inset spotlighting and two feature roof lanterns, exposed brick work to one wall, feature vertical radiator.



Ground Floor Bedroom/Snug 10'9 x 10'8

Double glazed window to front aspect, carpeted, coved to smooth plastered ceiling, wall mounted air conditioning unit which also provides warm air, cast iron effect radiator.

Ground Floor Bedroom Three 9'1 x 8'8

Double glazed window to front aspect, carpeted, coved to smooth plastered ceiling, cast iron effect radiator.

Ground Floor Bathroom 10'6 x 5'4

Double glazed obscure window to side aspect, modern suite comprising bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity drawers beneath, fully tiled walk in shower cubicle with additional Rainfall shower head, low level WC, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, heated towel rail.

Utility Room 9'1 max x 8'8

Double glazed door to side, appliance space and plumbing for washing machine and separate dryer with worktops over, cupboard housing boiler (n/t), additional fitted storage cupboard, smooth plastered ceiling, tiled flooring, radiator.

First Floor Landing

Carpeted, smooth plastered ceiling with inset spotlighting. Doors to:

Bedroom One 12'5 x 12'1

Double glazed window to rear aspect, carpeted, two wall light points, smooth plastered ceiling with inset spotlighting, wall mounted air conditioning unit which also provides warm air. Door to:

Dressing Room 6'2 x 5'4

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, ample range of fitted hanging rails.

Bedroom Two 13'9 x 8'9

Two Velux windows to front aspect, carpeted, smooth plastered ceiling with inset spotlighting, built in eaves storage cupboard, wall mounted air conditioning unit which also provides warm air, radiator.

Shower Room 7'9 x 7'1

Double glazed obscure window to side aspect, modern suite comprising fully tiled walk in shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.



Externally

Rear Garden

The property benefits from a great size rear garden which commences with a raised decked patio area with steps down to the remainder of the garden which is mainly laid to lawn and enclosed by screen panelled fencing, side access to front, access to garden room, further paved patio area to the extreme rear of the garden providing a great space for outside dining and entertaining, garden shed (to remain), outside lighting and outside water tap.

Garden Room 11'5 x 8'1

Double glazed windows and French doors to front and side aspects, wood flooring, smooth plastered ceiling with inset spotlighting, wall mounted air conditioning unit which also provides warm air. There is also a further storage area within the garden room.

Front Garden

The property benefits from a paved frontage providing off street parking for two vehicles.















Guide Price £500,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330