



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Dandies Drive, Leigh-On-Sea



Morgan Brookes believe - This outstanding detached family home is positioned in a sought after Leigh-On-Sea location, boasting three bedrooms, modern kitchen, open planned living room and dining room, good size rear garden, conservatory, double garage and off-street parking!

Our Sellers love - That the property is situated within close proximity to local amenities and provides easy access to the A127 and local transport links.

Key Features

- Modern Detached Family Home.
- Three Bedrooms.
- Modern Kitchen, Living Room & Dining Room.
- Good Size Rear Garden & Conservatory.
- Double Garage & Off-Street Parking.
- Within Close Proximity To Local Amenities.
- Easy Access To A127 & Transport Links.
- Call Morgan Brookes Today.

**Guide Price £475,000 -
£500,000**



Dandies Drive, Leigh-On-Sea

Entrance

Double glazed panelled door leading to:

Entrance Hallway

10' 2" x 6' 2" (3.10m x 1.88m)

Stairs leading to first floor accommodation, under stairs storage area housing meters, built in storage area, radiator, coving to ceiling, wood effect flooring, doors leading to:

Living Room

21' 1" x 12' 8" (6.42m x 3.86m)

Double glazed window to front aspect, feature fireplace, radiators, coving to ceiling, wood effect flooring.

Dining Room

9' 0" x 9' 0" (2.74m x 2.74m)

Double glazed window to side aspect, radiator, coving to ceiling, wood effect flooring, double glazed French door leading to conservatory.

Conservatory

9' 6" x 7' 0" (2.89m x 2.13m)

Double glazed window to side & rear aspect, tiled flooring, double glazed French door leading to rear garden.

Kitchen/Breakfast Room

19' 0" x 9' 6" (5.79m x 2.89m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, integrated oven, four point gas hob with extractor fan over, space & plumbing for appliances, radiator, smooth ceiling, wood effect flooring.

First Floor Landing

8' 7" nt 6' 2" x 6' 10" (2.61m x 2.08m)

Double glazed window to side aspect, coving to ceiling incorporating loft access, carpet flooring, doors leading to:

Master Bedroom

11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed window to front aspect, fitted wardrobe, built in storage area, radiator, smooth ceiling, wood effect flooring.

Bedroom 2

12' 0" x 8' 11" (3.65m x 2.72m)

Double glazed window to rear aspect, radiator, coving to ceiling, wood effect flooring.

Family Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Obscure double glazed window to rear aspect, panelled bath with raised shower system over, vanity hand basin, low level W/C, tiled walls, tiled flooring.

Bedroom 3

8' 8" nt 5' 4" x 8' 5" nt 5' 3" (2.64m x 2.56m)

Double glazed window to front aspect, built in storage area, radiator, smooth ceiling, wood effect flooring.

Rear Garden

Paved seating area, mainly laid to lawn, decking to side, gated access to the rear.

Cabin

24' 3" x 9' 0" (7.39m x 2.74m)

Glazed window to side aspect, power & lighting, up & over door.

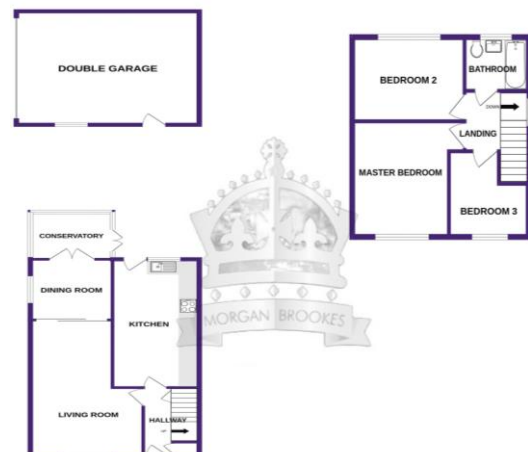
Double Garage

20' 0" x 16' 10" (6.09m x 5.13m)

Electric up & over door, power & lighting, parking to front of garages.

Front Of Property

Paved pathway leading to front entrance, remainder laid to lawn.



Local Authority Information
Southend-On-Sea Borough Council
Council Tax Band: D

01268 755626

morganbrookes.co.uk

Guide Price £475,000
- £500,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.