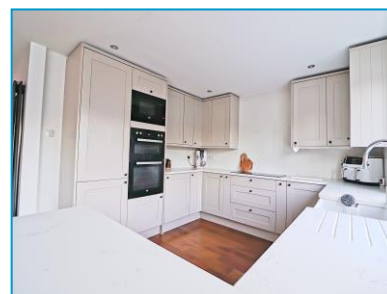
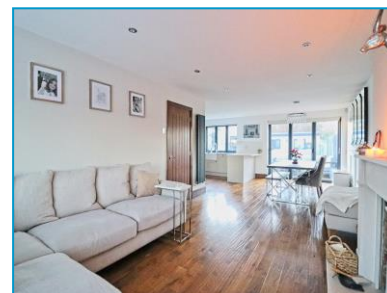




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Macmurdo Road, Leigh-On-Sea



Morgan Brookes believe - This stunning three bedroom semi detached home must be viewed to fully appreciate the contemporary interior and beautiful open plan living space. The property also offers a garden cabin with a built in bar which is great for entertaining friends & family.

Our Sellers Love - The overall size of the property and being conveniently situated for access to the A127 and transport links as well as local amenities being a short distance away.

Key Features

- Stunning 3 Bedroom Home.
- Fully Refurbished Throughout.
- Family Bathroom & 2 separate WC's.
- Open Plan Living Space.
- Detached Garden Cabin With Bar.
- Off Road Parking For 4 Vehicles.
- Easy Access For A127 & Transport Links.
- Catchment For Edwards Hall Primary School & Eastwood Academy.

£450,000

Macmurdo Road, Leigh-On-Sea

Entrance

Double glazed panelled door to:

Hallway

16' 9" x 9' 10" nt 4'11" (5.10m x 2.99m nt 1.4m)

Obscure double glazed window to front aspect, walk in storage cupboard, stairs to first floor, understairs storage area, radiator, smooth ceiling incorporating downlights, wood flooring, doors to:

Ground Floor Cloakroom

Obscure double glazed window to side aspect, hand basin, low level WC, stainless steel heated towel rail.

Family Bathroom

Obscure double glazed window to side aspect, panelled bath with shower screen and raised shower system, wall mounted controls, fitted hand basin, radiator, tiled walls and flooring.

Living Space

27' 6" nt 11'2 x 22' 3" nt 12'0 (8.38m nt 3.40m x 6.78m nt 3.65m)

Living Area: Double glazed bow window to front aspect, fitted fireplace with log burner, feature radiator, smooth ceiling incorporating downlights, wood flooring, opens to:

Dining Area: Double glazed bifold doors to rear garden, paneling to wall, smooth ceiling incorporating downlights, wood flooring, opens to:

Kitchen: Double glazed window to rear aspect, base and wall mounted units incorporating double oven, microwave, wine storage, dishwasher, fridge/freezer, quartz work surfaces with sink and built in drainer, electric hob, smooth ceiling incorporating downlights, wood flooring.

First Floor Landing

Double glazed window to side aspect, shelved storage cupboard, radiator, doors to:

Bedroom 1

12' 0" x 10' 10" (3.65m x 3.30m)

Double glazed window to rear aspect, radiator with radiator cover, smooth ceiling, carpet flooring.

Bedroom 2

10' 0" x 10' 8" (3.05m x 3.25m)

Double glazed window to side aspect, panelled walls, eves storage, radiator, smooth ceiling, carpet flooring.

Bedroom 3

9'3" x 9'11" (2.82m x 3.02m)

Double glazed window to front aspect, fitted wardrobe, radiator, smooth ceiling, wood effect flooring

Rear Garden

Decked entertaining area from the property to the side leading to Cabin, remainder being laid to lawn.

Detached Garden Cabin

17' 11" x 12' 7" (5.46m x 3.83m)

Two double glazed windows to front aspect, full height obscure double glazed window to front aspect, bifold door to side aspect, bar, water connected.

Rear Of Garage / Utility Room

10' 6" x 7' 9" nt 4'8" (3.20m x 2.36m nt 1.42m)

Double glazed window to side aspect, space and plumbing for appliances, door to WC and front of the garage. WC Hand basin, low level WC.

Garage

11' 4" x 7' 9" (3.45m x 2.36m)

Power and light connected, electric garage door.

Front Of Property

Block paved off street parking for 4 vehicles leading to garage and steps to the front door

Local Authority Information:
Southend On Sea City Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

£450,000

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.