



\* Guide Price £450,000 to £475,000 \*  
Beautifully presented three/four bedroom semi-detached home offering spacious living accommodation, a generous West-facing garden, and a sought-after Eastwood location close to amenities and transport links!

- Three/Four Bedroom Semi-Detached House
- Bi-Folding Doors to the Rear Garden
- Generous Kitchen
- Dressing Room with Mirrored Wardrobes (could be a bedroom)
- Off-Street Parking for Two Vehicles
- Large Lounge with a Feature Fireplace
- Separate Dining Room
- Ground Floor Shower Room
- West Facing Rear Garden
- Double Glazing and Gas Central Heating

## Eastwood Rise

Leigh-on-Sea

**£450,000**

Price Guide





This attractive semi-detached house offers bright and spacious accommodation throughout, ideal for modern family living. The property opens with a porch which has access to a convenient shower room and leads onto the entrance hall, which further leads to a large lounge featuring a charming fireplace and bi-folding doors opening onto the rear garden, creating a seamless indoor-outdoor feel. A separate dining room flows into a generous kitchen, providing an excellent entertaining and family space, as well as side access to the garden. To the first floor, the landing leads to two double bedrooms, with the second bedroom benefiting from a dressing room (could be used as a fourth bedroom) fitted with mirrored built-in wardrobe, alongside a single bedroom and a three-piece bathroom. Externally, the property boasts a generous West-facing rear garden, perfect for enjoying afternoon and evening sun, as well as off-street parking to the front for two vehicles. Further benefits include double glazing and gas central heating.

Situated on Eastwood Rise in Eastwood, Leigh-on-Sea, the property falls within the catchment area for Edwards Hall Primary School and The Eastwood Academy. The home is within walking distance of local bus links, amenities, and parks, while neighbouring train stations, London Southend Airport, Southend Hospital, and the A127 are all within easy reach, making it ideal for commuters and families alike.

### Three Bedroom Semi-Detached House

**Porch**  
5'0 x 4'5

**Entrance Hall**  
14'9 x 5'8

**Lounge**  
20'3 x 16'7

**Dining Room**  
15'1 x 8'3

**Kitchen**  
10'5 x 8'8

**Shower Room**  
7'1 x 2'7

**Landing**  
9'9 x 8'4

**Bedroom One**  
17'2 x 9'9

**Bedroom Two**  
11'6 x 9'8

**Dressing Room/Bedroom Four**  
7'5 x 7'2

**Bedroom Three**  
8'3 x 6'4

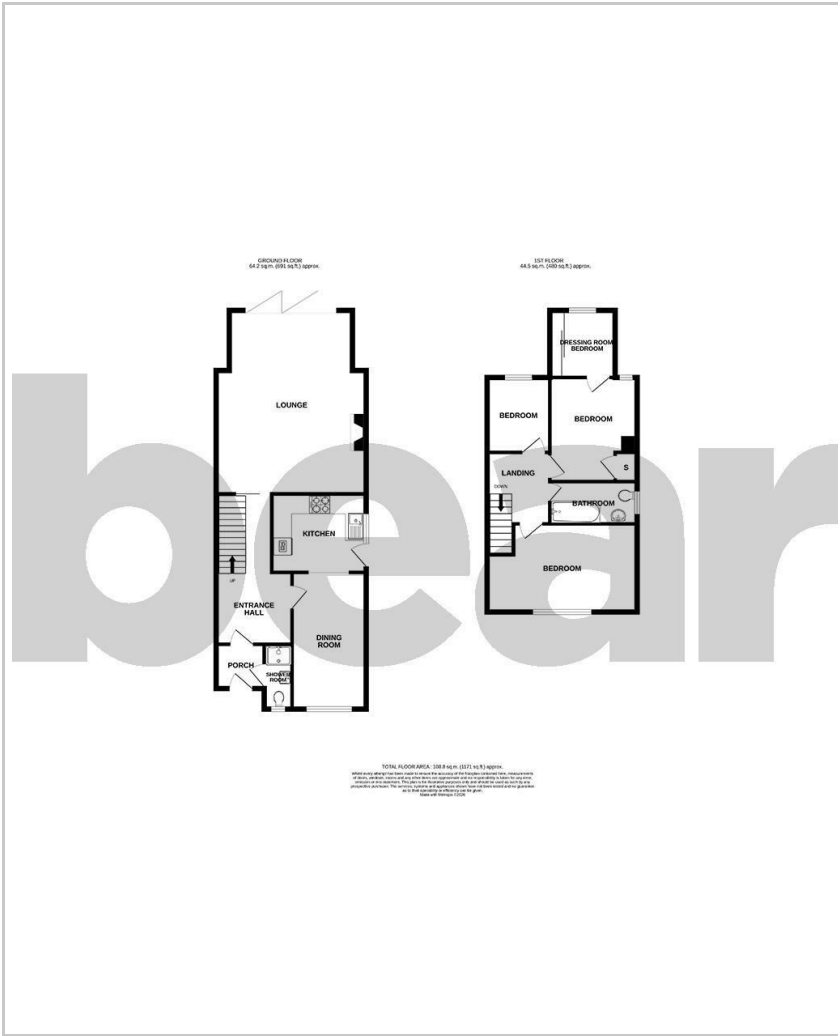
**Three Piece Bathroom**  
9'8 x 4'8

**West Facing Garden**

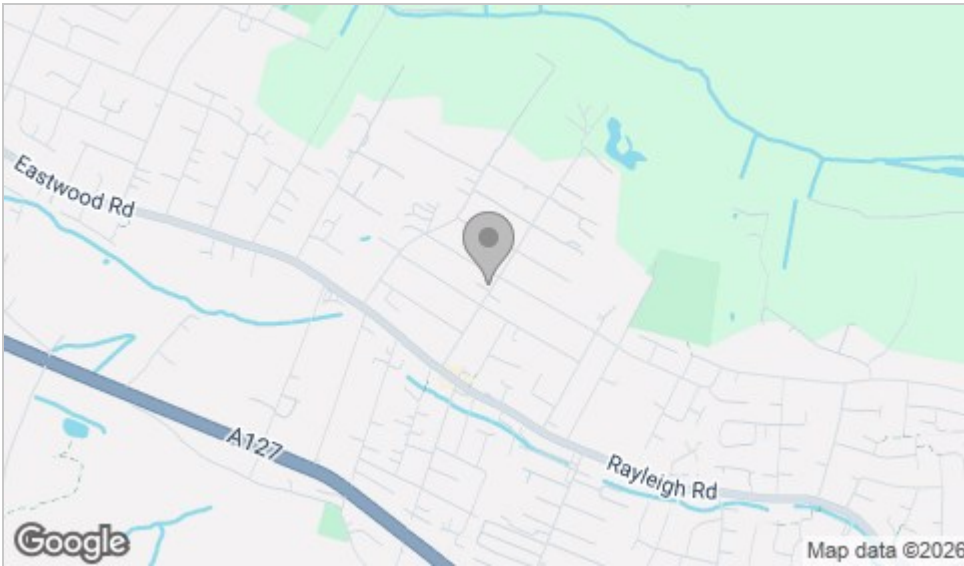
**Off-Street Parking**



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		