



# FOR SALE

## Eastwood Old Road, Leigh-On-Sea SS9 4RT

Guide Price £450,000 Freehold Council Tax Band - C

2  1  1  785.00 sq ft

- Two Bedroom Semi Detached Bungalow
- Driveway With Space For Several Vehicles
- Large Kitchen/Diner
- Two Generously Sized Bedrooms
- Four Piece Bathroom Suite
- Garage Space
- Easy Access To A127/London Road
- Short Distance To Local Stations
- Good School Catchment Nearby
- Local Amenities Nearby

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

\*GUIDE PRICE £450,000 - £475,000\*

A Semi-Detached two bedroom Bungalow with a gorgeously large rear garden. With two generously sized bedrooms, spacious kitchen/diner, lounge and 4 piece bathroom suite and a garage, this home is a must see.

Offering 785sqft this semi-detached bungalow is the perfect sized home if you are looking to downsize or make your first step on the property ladder. With an exceptionally large rear garden you have ample space to extend STPP.

Located within the Belfairs Estate you are in a prime position for outstanding school catchments, local amenities nearby and a range of transport routes. You are also within a perfect proximity for a walk in the sunshine within Belfairs woods which is perfect for dog walks or just simply enjoying the fresh air!

### Entrance Hall

UPVC door to entrance, wooden flooring, radiator, loft access, storage cupboard, coving to ceiling, pendant lighting.

### Lounge

16'5 x 12'8 (5.00m x 3.86m)

Carpet flooring, radiator, double glazed sliding doors to rear aspect, feature fireplace, coving to ceiling, pendant lighting.

### Kitchen/Dining

17'9 x 11'6 (5.41m x 3.51m)

Wooden flooring, radiator, double glazed sliding doors to rear aspect, double glazed window to side aspect, base & wall units, partially tiled splash back, granite worksurface incorporating ceramic sink & drainer, 4 point electric hob with extractor over, integrated oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, storage cupboard, ceiling mounted lighting.

### Bedroom 1

13' x 11'2 (3.96m x 3.40m)

Carpet flooring, radiator, double glazed window to front aspect, double glazed window to side aspect, picture rail, pendant lighting.

### Bathroom

Tiled flooring, heated towel rail, tiled walls, shower cubicle, hand basin, W/C, panelled bath, ceiling mounted lighting.

### Bedroom 2

10'6 x 10' (3.20m x 3.05m)

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

### Rear Garden

Patio seating area, laid lawn, shrubs and mature trees.

### Front Of Property & Parking

Spacious driveway with space for several vehicles, laid lawn.

### School Catchments

Fairways Primary School  
Edwards Hall Primary School  
Belfairs Academy



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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