



Collins Way | | Leigh-on-Sea | SS9 5YU

Guide Price £425,000

bear
Estate Agents

**Collins Way |
Leigh-on-Sea | SS9 5YU
Guide Price £425,000**

* £425,000 - £450,000 * Spacious three-bedroom semi-detached home offering versatile living accommodation, two bathrooms, a large wrap-around garden, and off-street parking with a garage, all set in a quiet Eastwood location.

- Well Presented Semi-Detached House
- Dining Room and Conservatory
- Three Double Bedrooms
- Wrap-Around Rear Garden with a Patio Area
- Double Glazing and Gas Central Heating
- Bay Fronted Lounge
- Four Piece Ground Floor Shower Room
- Four Piece Family Bathroom
- Off-Street Parking and Integral Garage
- Quiet Location Close to Schools, Parks and More





This well-proportioned semi-detached house provides generous and flexible living space throughout. The property opens with an entrance hall leading to a bay-fronted lounge and a separate dining room, which flows into the kitchen and a sizeable conservatory with French doors opening onto the rear garden. A convenient ground floor four-piece shower room, complete with a shower cubicle, sink, WC, and bidet, adds to the practicality of the home. To the first floor, the landing offers storage and leads to three double bedrooms, with built-in storage to bedroom two, alongside a four-piece family bathroom featuring a bath, separate shower cubicle, sink, and WC. Externally, the property boasts a generous laid-to-lawn rear garden that wraps around the home, with a patio seating area, side access, and off-street parking to the front. There is also access to an integral garage. Further benefits include double glazing and gas central heating.

Situated in the quiet Collins Way in Eastwood, Leigh-on-Sea, the property falls within the catchment area for Heycroft Primary School and The Eastwood Academy. The location offers easy access to local amenities, parks, and bus links, making it ideal for families and commuters alike.

Three Bedroom Semi-Detached House

Entrance Hall

Lounge

Dining Room

11'2" x 10'6" (3.42m x 3.21m)

Kitchen

11'1" x 9'4" (3.38m x 2.85m)





Conservatory

19'7" x 9'5" (5.98m x 2.88m)

Ground Floor Four Piece Shower Room

7'6" x 6'5" (2.30m x 1.97m)

First Floor Landing

Bedroom One

11'2" up to wardrobes x 9'6" (3.41m up to wardrobes x 2.91m)

Bedroom Two

12'7" x 9'10" (3.84m x 3.02m)

Bedroom Three

10'11" x 10'0" (3.33m x 3.06m)

Four Piece Bathroom

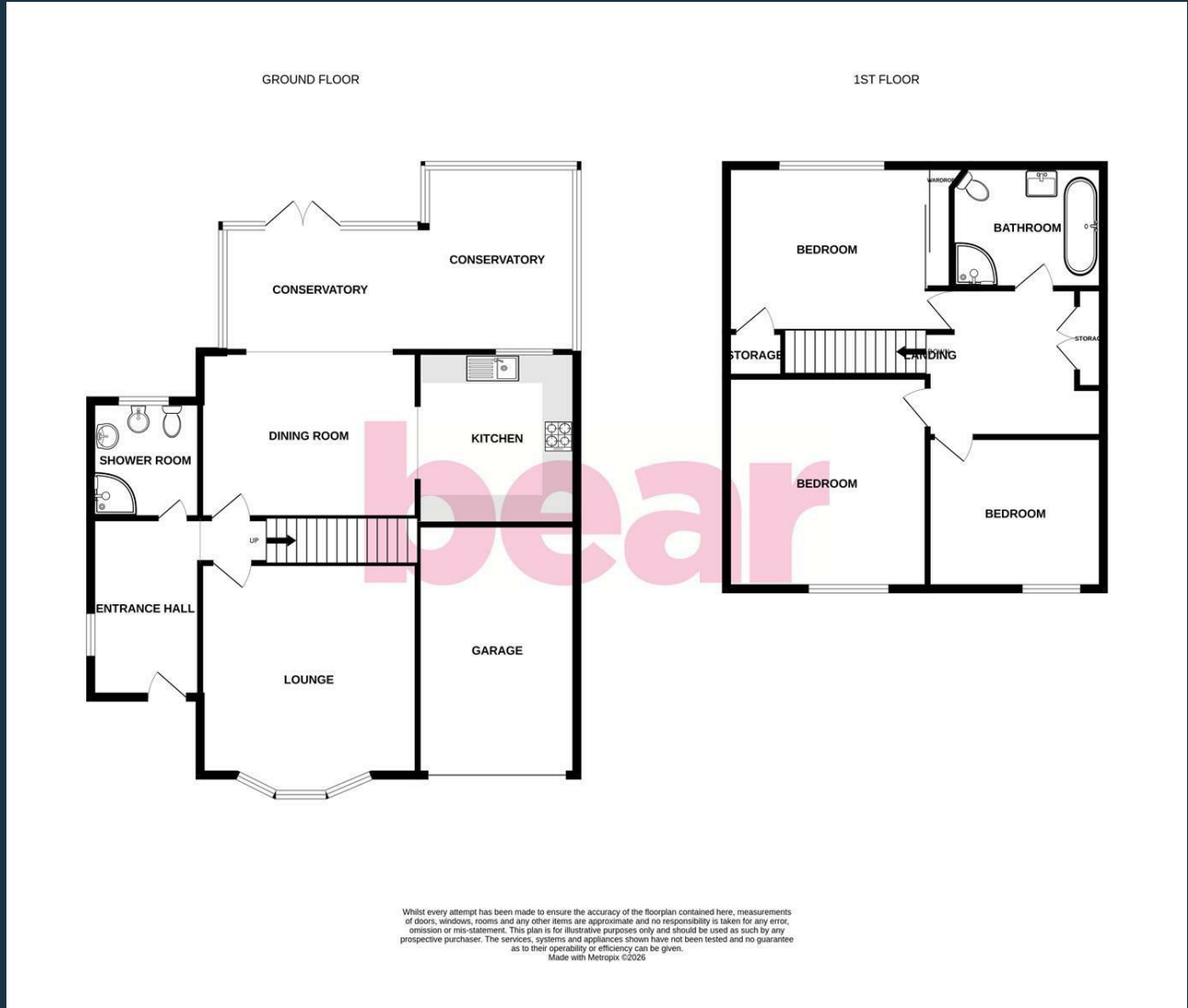
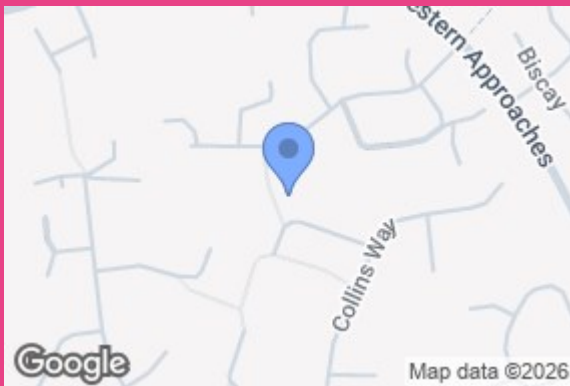
8'5" x 6'5" (2.57m x 1.96m)

Rear Garden

Off-Street Parking

Integral Garage





| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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