



Shepard Close | | Leigh-on-Sea | SS9 5YR

Price Guide £425,000

**bear**  
*Estate Agents*

Shepard Close |  
Leigh-on-Sea | SS9 5YR  
Price Guide £425,000

\* £425,000 - £450,000 \* Spacious four-bedroom detached family home offering generous living accommodation, a South-facing garden, garage, and a sought-after Eastwood location close to amenities and transport links.

- Four Bedroom Detached House
- Modern Integrated Kitchen
- Utility Room and Ground Floor WC
- South Facing Rear Garden and Side Access
- Double Glazing
- Large Lounge and Dining Room
- Bright and Airy Sun Room
- Three Double Bedrooms
- Garage and Off-Street Parking
- Gas Central Heating





This well-presented detached house provides excellent family living space throughout. The property opens with a porch leading into a welcoming entrance hall. A large lounge benefits from French doors opening into the dining room, creating a bright and sociable layout. The dining room further enjoys patio doors into the sun room, along with an opening into the modern integrated kitchen. The kitchen then leads through to a practical utility room with rear access. The bright and airy sun room offers additional living space and benefits from access to the garden from both the rear and side aspects. A convenient ground floor WC completes the downstairs accommodation. To the first floor, the landing offers useful storage and leads to three double bedrooms, a single bedroom, and a modern three-piece bathroom. Externally, the property boasts a spacious laid-to-lawn South-facing rear garden, side access, a garage with a courtesy door into the garden, and off-street parking positioned in front of the garage. Further benefits include double glazing and gas central heating.

Situated on Shepards Close in Eastwood, Leigh-on-Sea, the property falls within the catchment area for Heycroft Primary School and The Eastwood Academy. Parks, local amenities, the A127, bus links, and train stations in neighbouring towns are all within easy reach, making this an ideal location for families and commuters alike.

### Four Bedroom Detached House

#### Porch

4'8 x 4'2 (1.42m x 1.27m)



## Entrance Hall

13'7 x 6'5 (4.14m x 1.96m)

## Lounge

18'0 x 10'9 (5.49m x 3.28m)

## Dining Room

9'9 x 8'10 (2.97m x 2.69m)

## Kitchen

10'6 x 9'9 (3.20m x 2.97m)

## Utility Room

8'0 x 6'0 (2.44m x 1.83m)

## Sun Room

16'1 x 6'1 (4.90m x 1.85m)

## WC

6'3 x 2'10 (1.91m x 0.86m)

## Landing

16'0 x 2'9 (4.88m x 0.84m)

## Bedroom One

13'5 x 10'1 (4.09m x 3.07m)

## Bedroom Two

10'1 x 7'7 (3.07m x 2.31m)

## Bedroom Three

10'9 x 8'9 (3.28m x 2.67m)

## Bedroom Four

7'6 x 6'9 (2.29m x 2.06m)

## Three Piece Bathroom

14'2 x 8'2 (4.32m x 2.49m)

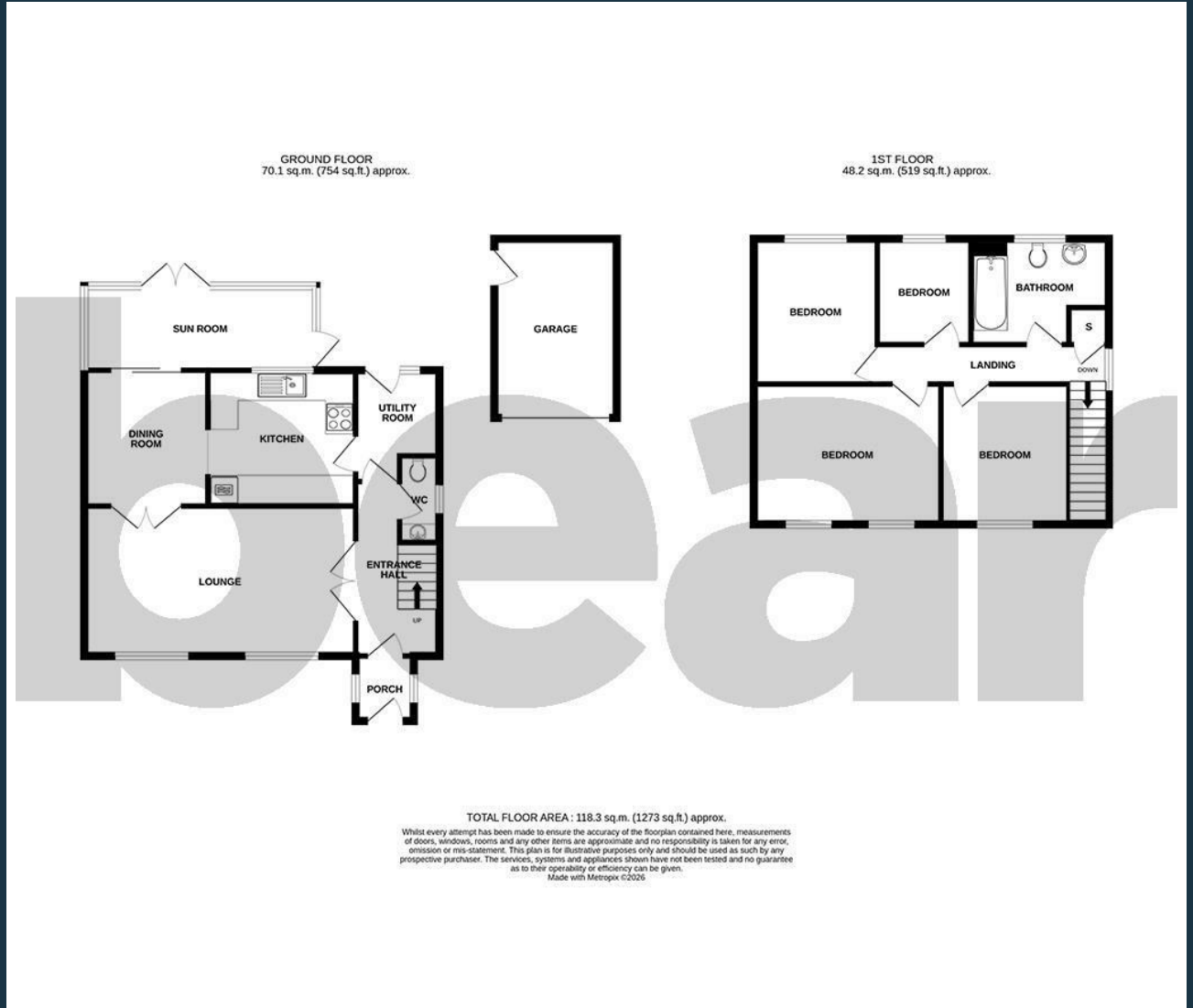
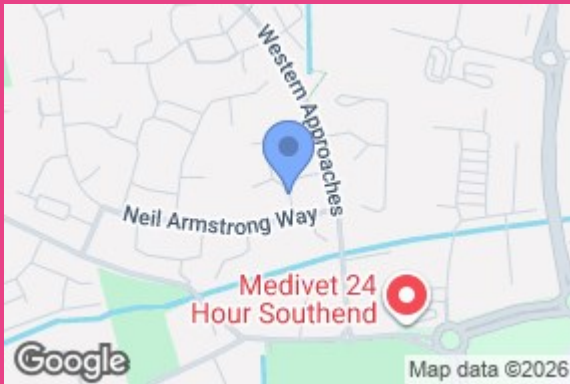
## South Facing Garden

## Side Access

## Detached Garage

## Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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	

204 Woodgrange Drive  
 Southend-on-Sea  
 Essex  
 SS1 2SJ  
 01702 811211  
 info@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>