



**NICKOLDS**  
Property Specialists



## 8 Wren Close, Leigh-On-Sea, SS9 5AG

Guide price £460,000

- Four double bedroom Semi Detached Chalet in a residential road with south facing sunny garden
- Spacious Dining room opening into kitchen - Perfect for family entertaining and the heart of the home
- Close to local amenities and ideally Located in Eastwood, Leigh-On-Sea
- Three modern, bright, airy reception rooms so much space for all the family to co-exist
- High Specification large conservatory with radiators ideal retreat or teenage room
- Easy access to Well regarded schools Edwards Hall Primary, The Eastwood Academy
- Master bedroom with extensive wardrobes for excellent storage
- Integral Garage that could easily be converted into another bedroom or Annexe
- Convenient for transport links including the A127 and main bus routes to Rayleigh Station

# 8 Wren Close, Leigh-On-Sea SS9 5AG

**\*\*GUIDE PRICE £460,000 - £480,000\*\***

Substantial Four Double Bedroom Chalet-Style Semi-Detached Home with Exceptional Versatility and Three reception Rooms

Situated in a quiet residential cul-de-sac in Eastwood, Leigh-on-Sea area, this impressive four double bedroom chalet-style semi-detached home offers generous and flexible accommodation, perfect for growing families, multi-generational living, or those seeking additional work-from-home space.

A standout feature is the high-specification, fully heated conservatory, creating a superb year-round living space. With radiators installed, this versatile room is ideal as a third lounge, games room, teenage retreat, home office, or entertaining area overlooking the south facing garden.



Council Tax Band: C



**Hall**

9'2" x 6'3"

**Living Room**

16'9" x 11'2"

**Kitchen and Dining Room**

Kitchen: 10'6" x 8'6", Dining  
Room: 15'5" x 14'1"

**Bathroom**

6'7" x 5'11"

**Bedroom 1**

16'1" x 10'10"

**Bedroom 2**

10'2" x 9'2"

**Bedroom 3**

10'6" x 7'7"

**Office/Dressing Room**

8'10" x 7'10"

**W/C**

**Conservatory**

**Rear Garden**

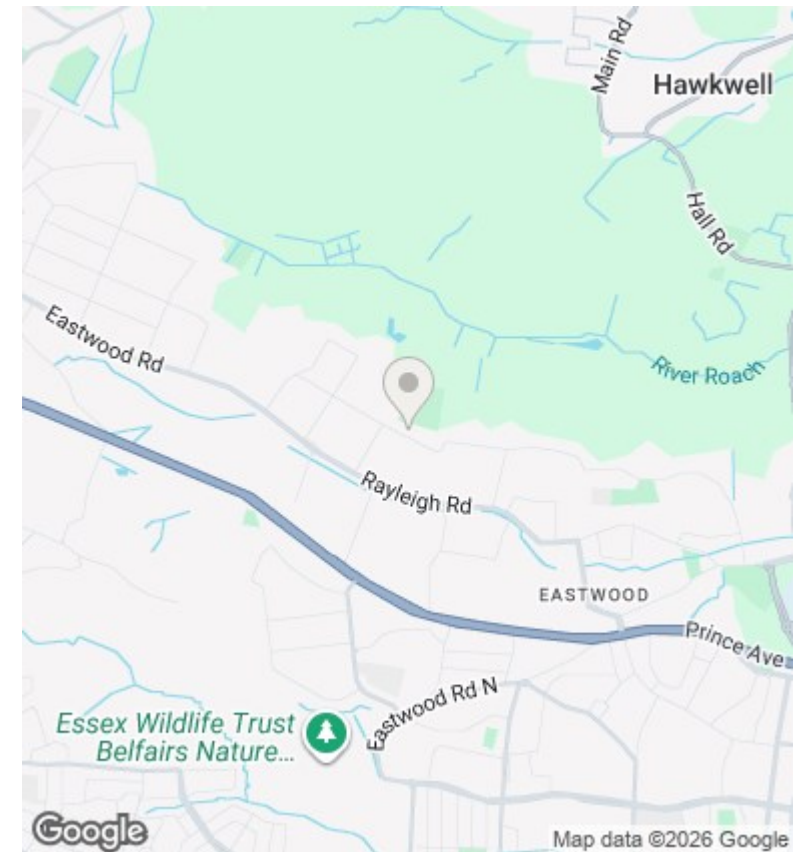
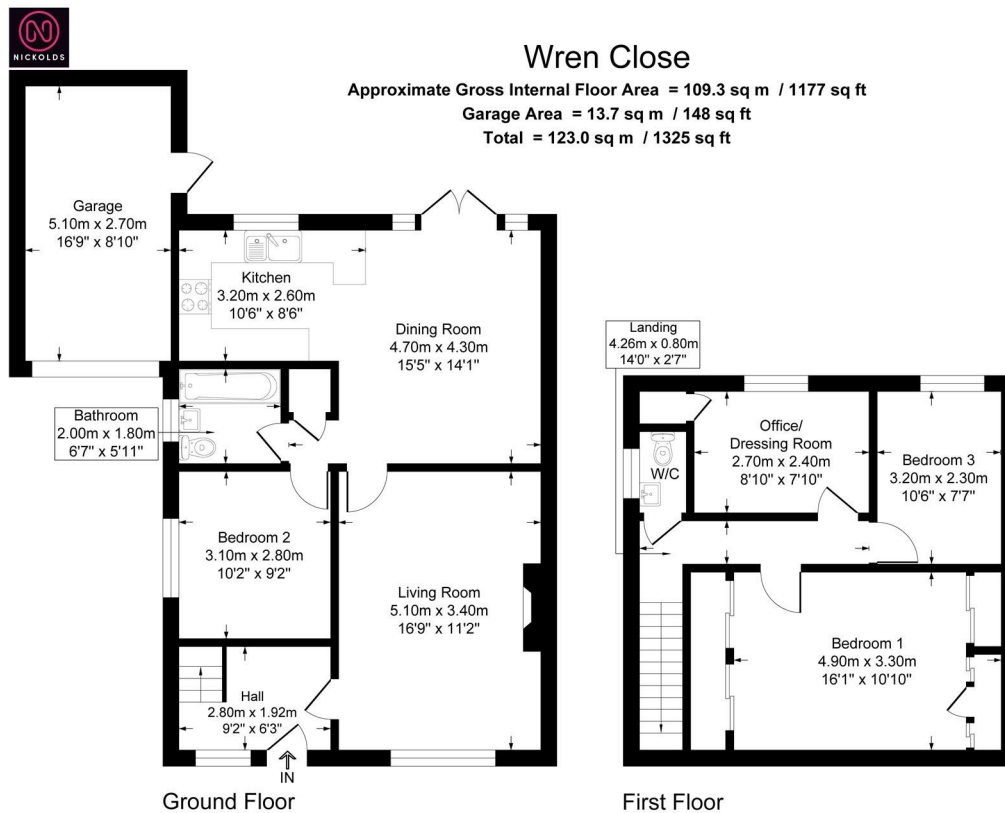
**Garage**

16'9" x 8'10"









## Directions

## Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

## Council Tax Band

B

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>84</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>67</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |