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## Springwater Road, Leigh on Sea Guide price £425,000

GUIDE PRICE £425,000 - £450,000 - A generous four-bedroom Double story extension semi-detached home with an attached garage, set on a popular residential turning in Eastwood. Offering family-sized accommodation of around 1,647 sq ft, the property features a welcoming entrance hall with a cloakroom/WC, a full-length lounge/diner ideal for entertaining, and a fitted kitchen. Upstairs are four well-proportioned bedrooms, a family bathroom and useful landing storage.

Further benefits include double glazing and gas-fired central heating. Outside, the attached garage provides excellent storage and practical day-to-day convenience, with a private rear garden completing the picture. Well placed for local shops, parks and transport links to Leigh-on-Sea and beyond.

## Property Details

Entrance Hallway – 15'10" × 2'11" (4.82m × 0.88m)

Lounge / Dining / Living Room – 25'10" × 12'6" (7.87m × 3.81m)

Kitchen Breakfast Room – 20'0" × 8'11" (6.1 m × 2.72m)

### First Floor

Landing – 14'9" × 7'10" (4.49m × 2.40m)

Bedroom 1 – 12'5" × 10'6" (3.81m × 3.24m)

Bedroom 2 – 12'7" × 9'10" (3.87m × 3.01m)

Bedroom 3 – 8'11" × 7'1" (2.73m × 2.15m)

Bedroom 4 – 6'9" × 8'5" (2.06m × 2.58m)

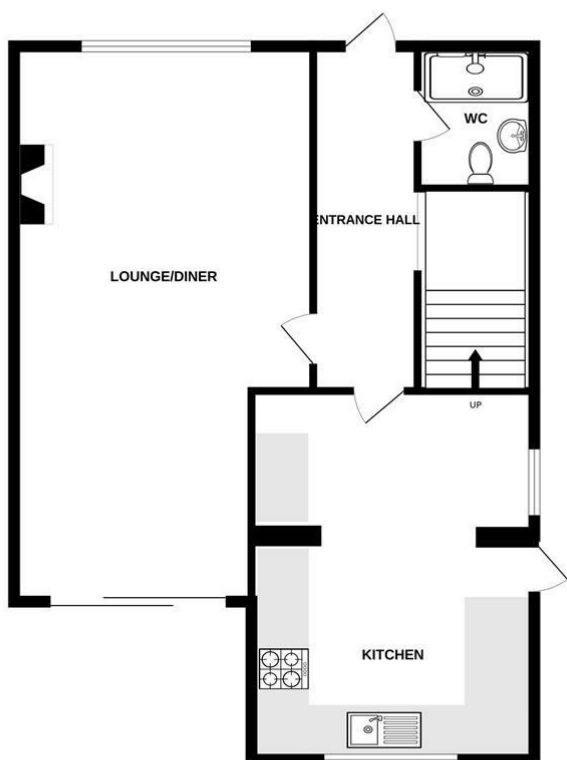
### External

Garage – 18'2" × 7'6" (5.54m × 2.29m)

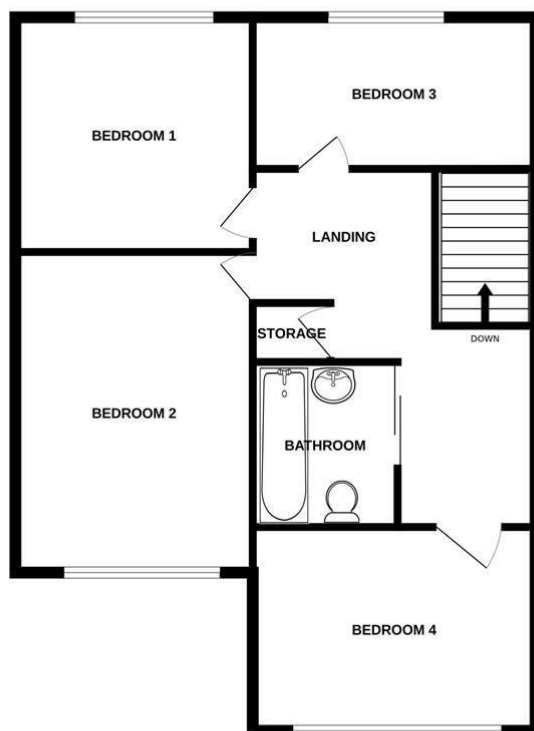
Front Garden

Rear Garden

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
830 sq.ft. (77.1 sq.m.) approx.

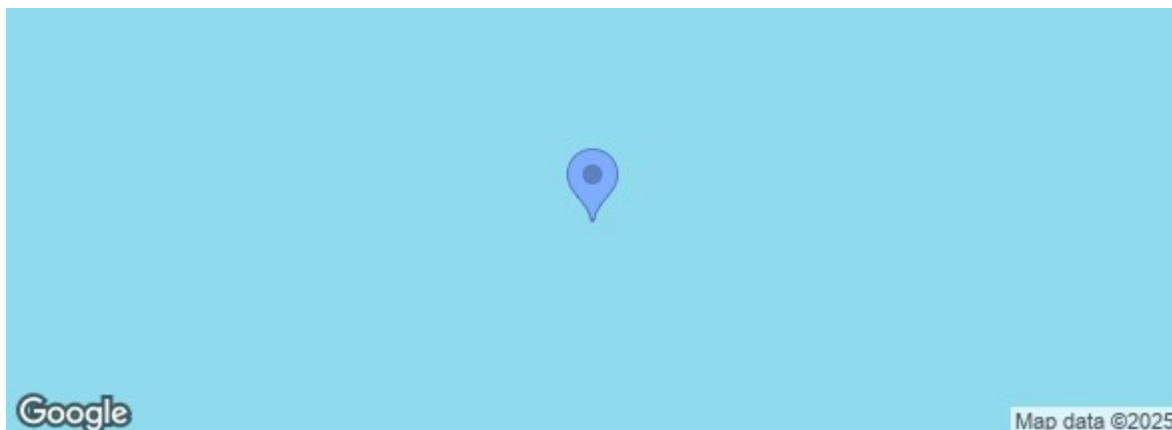


TOTAL FLOOR AREA: 1647 sq.ft. (153.1 sq.m.) approx.

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                                                     |  |         |           |
| (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                                         |  |         |           |
| 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                                         |  |         |           |



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