



Fostal Close, Leigh-on-Sea £400,000 Freehold

- Semi-Detached House in quiet cul-de-sac location
 - Modern open-plan kitchen
 - Two garden outbuildings
 - Close to A127 and amenities
 - Close proximity to top schools
- Three spacious bedrooms
 - Lovely rear garden
- Off-road parking for two cars
 - Near Blenheim Park
- Viewing highly recommended





Nestled in the tranquil cul-de-sac of Fostal Close, Leigh-On-Sea, this charming three-bedroom semi-detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully refurbished and modernised to a stunning standard throughout by the current vendors, making it an ideal home for families or professionals alike.

The accommodation comprises of a fantastic living room that features sliding patio doors that seamlessly connect the indoor space to a lovely rear garden. Additionally you have a newly configured open plan kitchen and reception area which creates a great inviting space for relaxation as well as for entertainment for friends and family. The kitchen is of a modern sleek design featuring a range of worktop and cupboard space as well as a breakfast bar.

The house comprises three generously sized bedrooms, providing ample space for relaxation and rest. The bathroom is well-appointed with a shower, wash hand basin, and low-level W.C., ensuring convenience for all residents.

The garden is a delightful feature, boasting two outbuildings and a space that wraps round to the side.

The property also benefits from a driveway at the front, offering off-road parking for two cars, a valuable asset in this sought-after area. Its location is particularly advantageous, with easy access to the A127, Blenheim Park, and Southend Hospital, as well as being within proximity to highly regarded secondary schools.

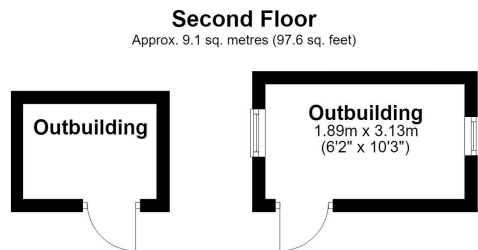
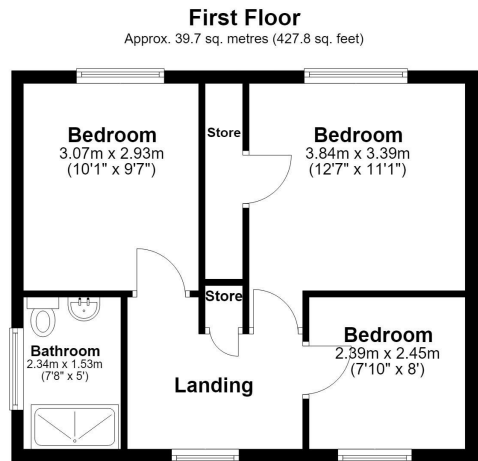
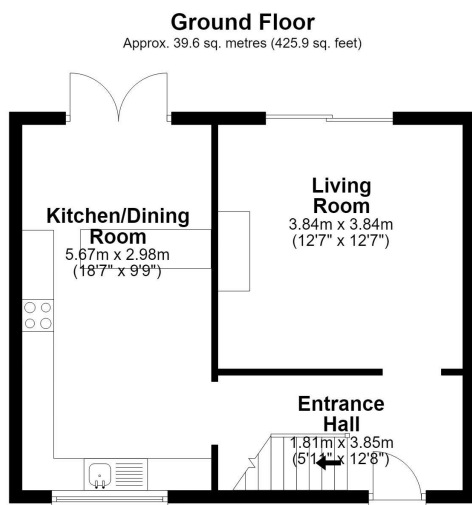
This home is a true gem, combining modern amenities with a peaceful setting, making it a must-see for anyone looking to settle in Leigh-On-Sea.



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	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Total area: approx. 88.4 sq. metres (951.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.

Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Fostal Close

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.