



**205 Eastwood Old Road  
Leigh-On-Sea, SS9 4SG  
£410,000**

- 3 Bedrooms
- 17' Lounge
- Modern Kitchen/Diner
- Bathroom/wc
- 60' Secluded Garden With Summerhouse
- Carport & Parking
- Close To Belfairs Woods & Golf Course
- Well Maintained Throughout
- UPVC Double Glazing
- Must Be Viewed Internally



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**\*\*\*\* DELIGHTFUL 3 BEDROOM HOME CLOSE TO BELFAIRS WOODLANDS \*\*\*\***

A spacious and well maintained 3 bedroom semi detached home within the favoured Belfairs area being close to local shops & woodlands/golf course, The property offers bright & spacious accommodation with the benefit of a 17' lounge, modern kitchen/Diner, bathroom & 3 bedrooms Externally the property enjoys a secluded 60' garden with summer house, off road parking and carport

sheds & summer house with lighting & power points, access to front, tap,

**FRONT GARDEN**

Shrub beds, block paved drive & carport provides parking for three cars,

**ACCOMMODATION**

UPVC double glazed door to: window to side, stairs to first floor, 2 storage cupboards, radiator, power points,

**LOUNGE 17'5 x 10' (5.31m x 3.05m)**

UPVC double glazed windows to front & side elevations, feature fireplace with inset electric fire, radiator, power & Tv points, wall lights, coving & spot lighting,

**KITCHEN/DINER 14'8 x 10' (4.47m x 3.05m)**

UPVC double glazed window & French doors overlooking the secluded rear garden, fitted with a modern range of contemporary cream units to both eye level & base level units, rolled edge worktops incorporating inset sink drainer with mixer taps, gas hob with extractor fan, plumbing for washing machine & tumble dryer, wall mounted boiler, coving, spot lighting, radiator, power points,

**BATHROOM (ground floor)**

UPVC double glazed window to side, white suite comprising paneled bath with shower over, low level wc, vanity wash hand basin, fully tiled walls, coved, radiator,

**LANDING**

Access to loft space, power point,

**BEDROOM 1 17'8 x 10'2 (5.38m x 3.10m)**

UPVC double glazed windows to front & side, fitted cupboard, laminate flooring, radiator, power & Tv points,

**BEDROOM 2 12'7 x 9'9 (3.84m x 2.97m)**

UPVC double glazed window to rear, fitted wardrobes to one wall, further storage cupboard, radiator, power & Tv points,

**BEDROOM 3 9'5 x 7'5 (2.87m x 2.26m)**

UPVC double glazed window to side, fitted cupboard, radiator, power points,

**OUTSIDE**

**REAR GARDEN 60' (18.29m)**

A delightful and secluded garden with decked patio leading to lawn with established shrub borders, timer