



NICKOLDS
Property Specialists



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

Offers in excess of £475,000

- 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

90 Elm Road, Leigh On Sea, SS9 1SJ
01702 933 597

sales@nickoldspropertymanagement.co.uk

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

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"







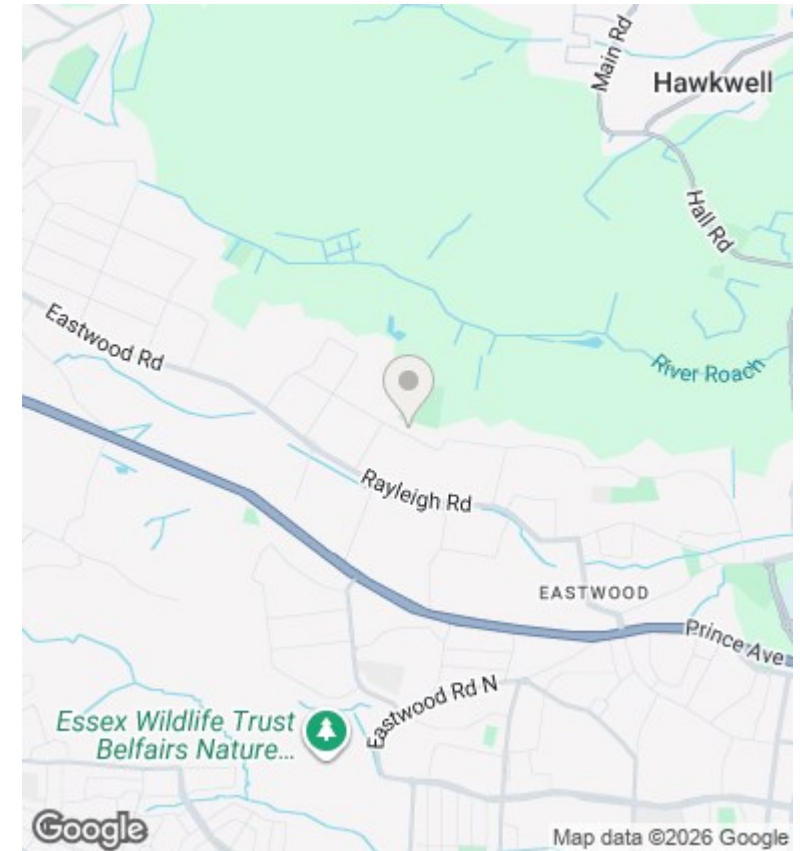
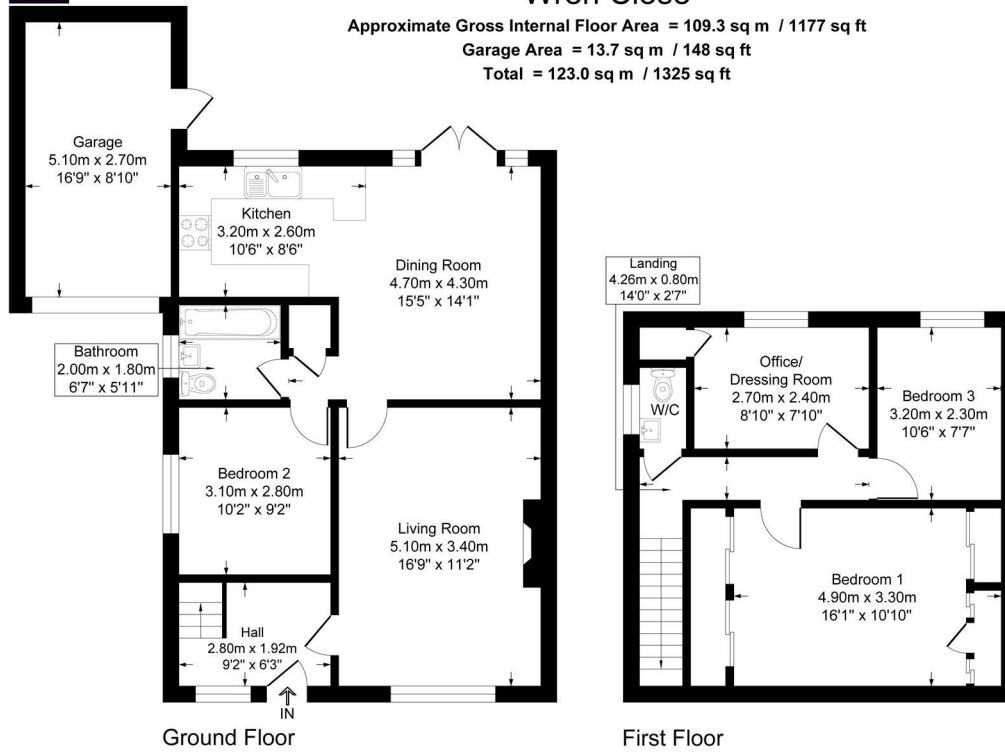


Wren Close

Approximate Gross Internal Floor Area = 109.3 sq m / 1177 sq ft

Garage Area = 13.7 sq m / 148 sq ft

Total = 123.0 sq m / 1325 sq ft



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) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	