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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Brookfields, Eastwood, Leigh-on-Sea, SS9 5PG



GUIDE PRICE £360,000

WILLIAMS and DONOVAN are delighted to offer for sale this two/three bedroom semi-detached house situated in a popular residential location off Bellhouse Road within easy reach of major routes and local schools and shops. This property has been beautifully maintained by the current owners and benefits from having a modern fitted kitchen; lounge measuring 16' 4"; conservatory measuring 16'; dining room/ground floor bedroom; garage with large driveway providing ample off street parking to the front and a West backing rear garden measuring approx. 40'. EPC rating - C. Our ref: 15615

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Accommodation comprises:

Entrance via obscure composite door and sidelight to:

RECEPTION HALL

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate wood effect flooring. Doors to:

DINING ROOM/GROUND FLOOR BEDROOM THREE 12' x 7' 3" (3.66m x 2.21m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Radiator. Laminate wood effect flooring.



LOUNGE 16' 4" x 10' 6" (4.98m x 3.2m)

Skimmed ceiling. Window and door at rear to CONSERVATORY. Feature fireplace with TV point. Radiator. Laminate wood effect flooring.



KITCHEN 13' 4" x 7' 5" (4.06m x 2.26m)

Skimmed ceiling. UPVC double glazed window to side aspect. Door to CONSERVATORY. Range of modern base and eye level units with square edged working surfaces and tiled splashbacks. Inset one

and a half bowl stainless steel sink drainer with chrome mixer tap. Inset 4 ring stainless steel gas hob with extractor hood over and electric oven under. Space for fridge/freezer. Space for washing machine and tumble dryer under counter. Radiator. Tiled floor.

CONSERVATORY 16' x 7' 2" (4.88m x 2.18m)

Part brick, part uPVC double glazed CONSERVATORY. UPVC double glazed windows to rear and both flanks. French style doors leading to and overlooking REAR GARDEN. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Doors to:

BEDROOM ONE 11' 3" x 8' 9" (3.43m x 2.67m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Built in mirrored wardrobes.



BEDROOM TWO 13' reducing to 9' x 8' 5" (3.96m > 2.74m x 2.57m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



SHOWER ROOM 6' 9" x 6' 1" (2.06m x 1.85m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising enclosed wall mounted w/c, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle with overhead rainmaker shower head and detachable jet body spray. Chrome heated ladder style towel rail. Tiled walls. Laminate wood effect flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawned garden with pathway to front door. Established flower beds and shrubs.

The **REAR GARDEN** measures approx. 40' and is West backing. Commencing with paved patio with pathway to rear. The remainder is mostly laid to lawn with established flower beds and shrubs. Raised decking area. Fencing to all boundaries. Side gate

to storage area. Gated side access to **FRONT**. Rear access gate to driveway. Door to **GARAGE**.



GARAGE:

Currently split into two areas:

WORKSHOP 12' 8" x 8' 2" (3.86m x 2.49m)

Power and lighting.

GYM 12' 1" x 9' 6" (3.68m x 2.9m)

Window to front. Power and lighting.

DRIVEWAY 42' x 16' 6" (12.8m x 5.03m)

Right of way up to private parking area, garage and rear garden.



GROUND FLOOR

1ST FLOOR



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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