

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Orchard Grove, Eastwood, Leigh-on-Sea, SS9 5TP



£375,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely three double bedroom semi-detached chalet situated in a pleasant Eastwood location, within walking distance of local primary and secondary schools, parks, Rochford Corner shops, local bus routes and easy reach of Southend Airport and transport links via the A127. This attractively presented property benefits from having a 17' 4" lounge; conservatory; two ground floor bedrooms; low maintenance West backing rear garden; off street parking for two vehicles with potential to extend, subject to usual planning consents. EPC rating - D. Our ref: 15718

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# Orchard Grove, Eastwood, Leigh-on-Sea, SS9 5TP

Accommodation comprises:

Entrance via double glazed door to:

## **PORCH 7' 4" x 6' 3" (2.24m x 1.91m)**

Skimmed ceiling. Double glazed window to front aspect. Laminate flooring. Door to:

## **HALLWAY/DINING AREA 27' 3" x 10' 4" reducing to 7' 3" (8.31m x 3.15m > 2.21m)**

Coved ceiling. Double glazed French style doors to CONSERVATORY. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate flooring. Doors to:



## **LOUNGE 17' 4" x 11' 4" (5.28m x 3.45m)**

Coved ceiling. Double glazed patio doors to rear aspect. Feature fireplace. Dado rail. Radiator. Laminate flooring.

## **KITCHEN 8' 2" x 7' 10" (2.49m x 2.39m)**

Double glazed windows to side and rear aspects. Range of base and eye level units with roll edged working surfaces. Inset sink drainer. Inset 4 ring gas hob with extractor hood over and oven under. Space for dishwasher. Laminate flooring.



## **CONSERVATORY 11' 6" x 7' 6" (3.51m x 2.29m)**

Double glazed windows to side and rear aspects. Double glazed French style doors leading to REAR GARDEN. Space and plumbing for washing machine. Laminate flooring.

## **BEDROOM TWO 12' 5" x 10' (3.78m x 3.05m)**

Coved ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator. Stripped wooden flooring.



## **BEDROOM THREE 10' 10" x 10' (3.3m x 3.05m)**

Coved ceiling. Double glazed window to front aspect. Laminate flooring.

## **BATHROOM 8' 1" x 5' 7" (2.46m x 1.7m)**

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising hand wash basin and panelled bath. Radiator. Part tiled walls. Built in storage cupboard.



### SEPARATE W/C

Coved ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin. Dado rail.

### FIRST FLOOR LANDING

Coved ceiling. Loft access hatch. Built in storage cupboard. Door to:

### BEDROOM ONE 14' x 11' (4.27m x 3.35m)

Coved and skimmed ceiling. Double glazed window to front aspect. Radiator.



### OUTSIDE OF PROPERTY:

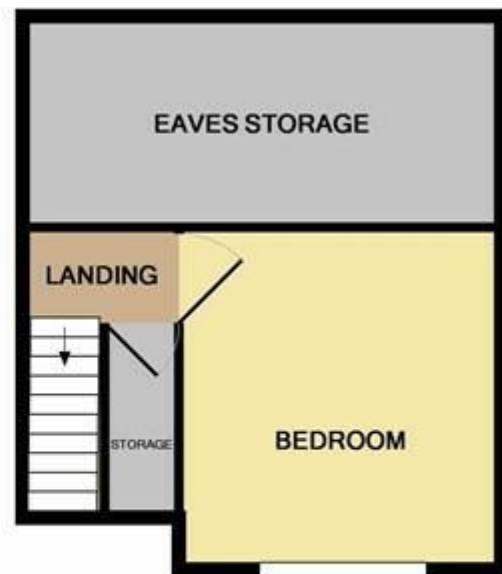
To the **FRONT** of the property is a hard standing area providing off street parking for two vehicles. Steps up to front door. Brick built flower bed with mature shrubs.

The **REAR GARDEN** is West backing and low maintenance, being block paved throughout. Stone shingle areas. Sleeper flower beds with a variety of mature shrubs and plants. Gated side access. Shed to remain.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.