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WILLIAMS AND DONOVAN

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## McDivitt Walk, Leigh-on-Sea, SS9 5UD



Guide Price:  
£550,000 - £575,000

Situated in the popular area of Leigh on Sea/Eastwood is this four bedroom detached family home with integral garage and off street parking for three vehicles. With a large lounge/diner, modern kitchen/breakfast room, an outbuilding/garden room/office and east facing rear garden.

Council Tax Band: E. EPC Rating: TBC.

Viewing advised. Our Ref: 19821.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Accommodation comprises:

Entrance under **STORM PORCH** with uPVC double glazed door to porch.

#### **PORCH**

uPVC double glazed window to side aspect. Vinyl cushioned flooring. Plastered ceiling with downlights. uPVC double glazed door to entrance hall.

#### **ENTRANCE HALL**

Stairs to first floor accommodation. Storage cupboard. Door to garage. Doors to lounge/diner, kitchen and wc.



#### **LOUNGE/DINER 27' 10" x 12' 10" (8.48m x 3.91m)**

uPVC double glazed window to front aspect. uPVC bi-folding doors providing access to rear garden. Coving to plastered ceiling with downlights. Door to kitchen/breakfast room.



#### **KITCHEN/BREAKFAST ROOM 15' 7" x 9' 9" (4.75m x 2.97m)**

Two uPVC double glazed windows to rear aspect. uPVC double glazed door providing access to rear garden. A range of base and eye level units incorporating granite work surface with stainless steel sink drainer unit. Under unit lighting on base units. Integrated Bosch dishwasher. Integrated Bosch double oven. Bosch induction hob and extractor fan. Space for fridge freezer. Plastered ceiling with downlights. Glass splash backs. Tile wood effect flooring with under floor heating.



#### **GROUND FLOOR WC**

Obscure uPVC double glazed window to side aspect. A two piece suite comprising inset sink with vanity unit and close coupled wc. Towel rail. Access to storage cupboard under stairs. Part tiled walls. Tile wood effect flooring.

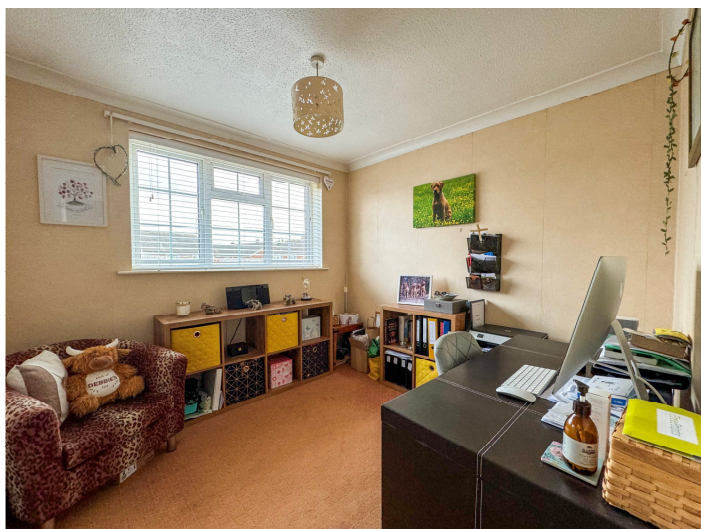


### FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Airing cupboard. Access to loft with loft ladder, part boarded and lighting.

### BEDROOM ONE 12' 10" x 11' 10" (3.91m x 3.61m)

uPVC double glazed window to rear aspect. Radiator. Coving to ceiling.



### BEDROOM TWO 12' 10" x 10' (3.91m x 3.05m)

uPVC double glazed window to rear aspect. Built in wardrobes with sliding doors. Radiator. Coving to ceiling.



### BEDROOM THREE 13' 2" x 11' 11" max (4.01m x 3.63m)

uPVC double glazed window to front aspect. Eaves storage. Radiator. Coving to ceiling with downlights. Laminate wood effect flooring.



### BEDROOM FOUR 9' 5" x 8' 11" (2.87m x 2.72m)

uPVC double glazed window to front aspect. Radiator. Coving to ceiling. Laminate wood effect flooring.



## SHOWER ROOM

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising tiled corner shower cubicle, wash hand basin with vanity storage below and close coupled wc. Double corner cupboard. Heated towel rail. Vinyl cushioned flooring.



## EXTERIOR.

The **LANDSCAPED REAR GARDEN** is east facing and measures approximately 50ft (15.24m) commencing with patio area with pathways either side leading to the rear of the property. Covered patio/seating area. **SHED** to remain.



## OUTBUILDING/OFFICE/GARDEN ROOM 11' 2" x 10' 5" (3.4m x 3.18m) uPVC windows to side aspect. uPVC French doors to front aspect.

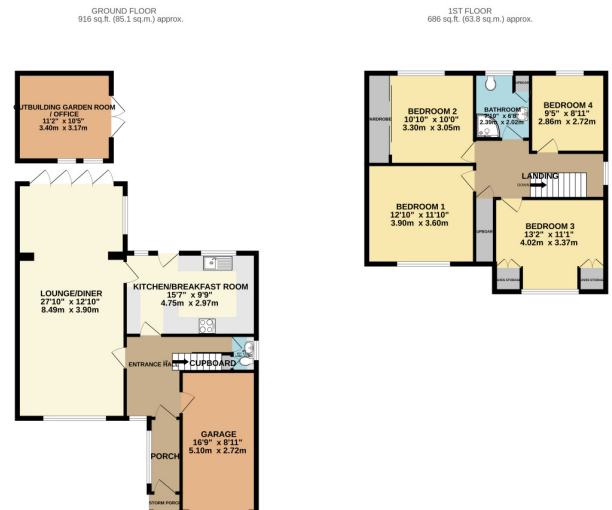


Gate providing access to front.

The **FRONT** has block paved driveway providing off street parking for approximately three vehicles leading to garage. Shingled side with shrubs. **INTEGRAL GARAGE 16' 9" x 8' 11" (5.11m x 2.72m)** with up and over door. Power and lighting. Space and plumbing for appliances.

### Agents Note:

*The property has the benefit of security cameras.*



TOTAL FLOOR AREA: 1602 sq ft. (148.9 sq.m.) approx.  
 \*All floor areas shown have been taken to provide an approximate indication of the intended intended floor measurements. All floor, wall, room, 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 does not constitute an offer for sale or a prospective purchase. The actual room, room, and wall measurements shown may not be exact and no guarantee is made for any error, omission or mis-statement. Please refer to the floor plan for more information.  
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### Consumer Protection from Unfair Trading Regulations 2008.

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.