

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

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: D.
Viewing advised. Our Ref: 19821.

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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.



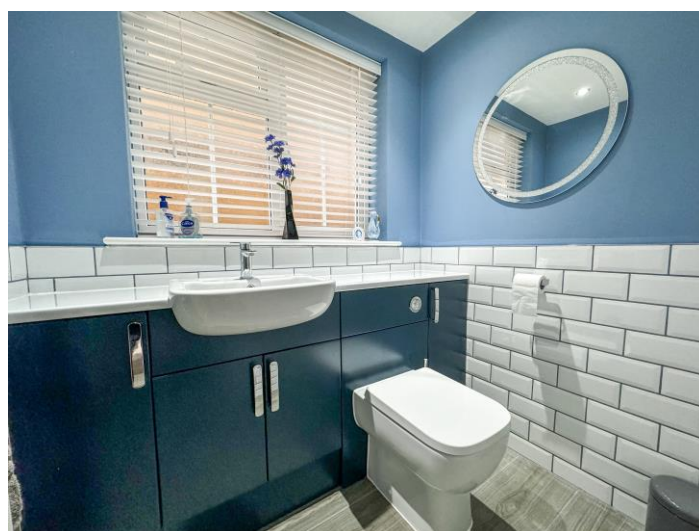
KITCHEN/BREAKFAST ROOM 15' 7" x 9' 9" (4.75m x 2.97m)

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.



