



**205 Eastwood Old Road
Leigh-On-Sea, SS9 4SG
£400,000**

- 3 Bedrooms
- 17' Lounge
- Modern Kitchen/Diner
- Bathroom/wc
- 60' Secluded Garden With Summerhouse
- Carport & Parking
- Close To Belfairs Woods & Golf Course
- Well Maintained Throughout
- UPVC Double Glazing
- Must Be Viewed Internally



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**** DELIGHTFUL 3 BEDROOM HOME CLOSE TO BELFAIRS WOODLANDS ****

Guide price £400,000 to £425,000

A spacious and well maintained 3 bedroom semi detached home within the favoured Belfairs area being close to local shops & woodlands/golf course, The property offers bright & spacious accommodation with the benefit of a 17' lounge, modern kitchen/Diner, bathroom & 3 bedrooms Externally the property enjoys a secluded 60' garden with summer house, off road parking and carport

ACCOMMODATION

UPVC double glazed door to: window to side, stairs to first floor, 2 storage cupboards, radiator, power points,

LOUNGE 17'5 x 10' (5.31m x 3.05m)

UPVC double glazed windows to front & side elevations, feature fireplace with inset electric fire, radiator, power & Tv points, wall lights, coving & spot lighting,

KITCHEN/DINER 14'8 x 10' (4.47m x 3.05m)

UPVC double glazed window & French doors overlooking the secluded rear garden, fitted with a modern range of contemporary cream units to both eye level & base level units, rolled edge worktops incorporating inset sink drainer with mixer taps, gas hob with extractor fan, plumbing for washing machine & tumble dryer, wall mounted boiler, coving, spot lighting, radiator, power points,

BATHROOM (ground floor)

UPVC double glazed window to side, white suite comprising paneled bath with shower over, low level wc, vanity wash hand basin, fully tiled walls, coved, radiator,

LANDING

Access to loft space, power point,

BEDROOM 1 17'8 x 10'2 (5.38m x 3.10m)

UPVC double glazed windows to front & side, fitted cupboard, laminate flooring, radiator, power & Tv points,

BEDROOM 2 12'7 x 9'9 (3.84m x 2.97m)

UPVC double glazed window to rear, fitted wardrobes to one wall, further storage cupboard, radiator, power & Tv points,

BEDROOM 3 9'5 x 7'5 (2.87m x 2.26m)

UPVC double glazed window to side, fitted cupboard, radiator, power points,

OUTSIDE

REAR GARDEN 60' (18.29m)

A delightful and secluded garden with decked patio

leading to lawn with established shrub borders, timer sheds & summer house with lighting & power points, access to front, tap,

FRONT GARDEN

Shrub beds, block paved drive & carport provides parking for three cars,