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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Fairfield Gardens, Leigh-on-Sea, SS9 5SF



Guide Price £425,000 - £450,000

Situated in a quiet residential road is this spacious detached house having been maintained by the current owners to a high specification throughout with two reception rooms, ground floor cloakroom, three double bedrooms, recently fitted luxury bathroom, beautifully presented secluded rear garden, own driveway providing off street parking and integral garage. Walking distance to local schools, shops and amenities. Viewing advised. Council Tax Band: E. EPC Rating: C. Our Ref: 20203.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with large walk in under stairs storage cupboard. Plastered ceiling. French doors providing access to lounge.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with chrome taps, tiled splash backs and vanity storage below and close coupled wc. Radiator.



LOUNGE 17' 10" x 11' 9" (5.44m x 3.58m)

Double glazed window to front aspect. Radiators. Plastered ceiling.



BREAKFAST ROOM 16' 3" x 12' (4.95m x 3.66m)

Double glazed patio doors providing access to rear garden. Radiators. Wood effect flooring. Plastered ceiling. Door providing access to kitchen.



KITCHEN 11' 8" x 10' 1" (3.56m x 3.07m)

Double glazed window to rear aspect. Double glazed door providing access to rear. A comprehensive range of country style base and eye level units incorporating roll top work surface with inset sink drainer unit. Tiled splash backs. Breakfast bar. Integrated eye level electric oven and grill. Electric hob with extractor above. Integrated appliances. Inset LED canopy lighting. Tiled flooring.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard housing combination boiler.

BEDROOM ONE 16' 3" x 12' 6" (4.95m x 3.81m)

Double glazed window to front aspect. Custom fitted wardrobes creating dressing area. Radiator. Plastered ceiling.



BEDROOM TWO 13' x 8' 6" (3.96m x 2.59m)

Double glazed window to side and rear aspects. Radiator. Wood effect flooring.



BEDROOM THREE 13' x 7' 8" (3.96m x 2.34m)

Double glazed window to rear aspect. Radiator. Original parquet flooring. Plastered ceiling.



LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with centralised chrome mixer taps, tiled walk in double shower enclosure with waterfall shower head, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling with inset LED spotlighting.

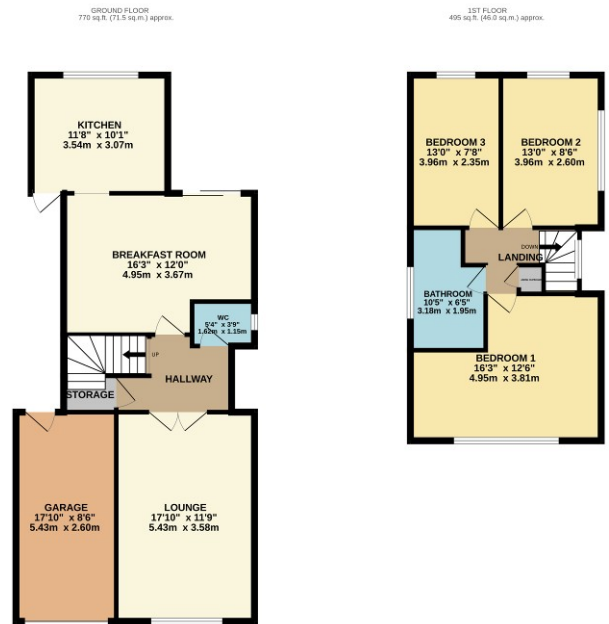


EXTERIOR.

The **REAR GARDEN** commencing with a secluded patio area with steps down to garden. Beautifully laid to lawn with mature flower and shrub borders. Further patio area to rear of the garden. Door to garage.



The **FRONT** has own driveway providing off street parking leading to **INTEGRAL GARAGE** with roller door.



TOTAL FLOOR AREA: 1265 sq ft. (117.5 sq m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. The plans for this property are provided for general guidance only and should not be relied upon for any legal or financial purposes. The details, quantities and dimensions shown here are not intended and no guarantee is to be given. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Map will be made 12/22.

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