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today on 01268 777400**



Eastwood Rise, Leigh-On-Sea Offers in the region of £450,000

Set within the ever-popular Eastwood area of Leigh-on-Sea, this beautifully presented three/four-bedroom semi-detached home offers flexible family living, bright and welcoming living spaces and a fantastic west-facing garden, all within the catchment for the highly regarded Edwards Hall Primary School and The Eastwood Academy.

From the moment you step inside, the home feels bright, welcoming and perfectly suited to modern family life. The spacious lounge is centered around an attractive feature fireplace and enjoys bi-fold doors opening directly onto the rear garden, allowing the living space to extend effortlessly outdoors during the warmer months. A separate dining room flows into the generously sized kitchen, creating an ideal setting for both everyday living and entertaining, whilst side access to the garden adds further practicality. The ground floor is completed by a useful porch and shower room, ideal for busy family life or visiting guests.

Upstairs, the property offers two generous double bedrooms, a comfortable single bedroom and a modern family bathroom. The principal bedroom benefits from an adjoining dressing room complete with fitted mirrored wardrobes, a versatile space that could easily serve as a fourth bedroom, nursery or home office depending on your family's needs.

Outside, the west-facing rear garden provides the perfect setting to enjoy afternoon and evening sunshine, whether relaxing with family, entertaining friends or simply unwinding after a long day. To the front, off-street parking for two vehicles adds everyday convenience.

Location is another real highlight. Positioned within easy reach of local shops, parks and bus routes, the property also offers excellent access to neighbouring train stations, London Southend Airport, Southend Hospital and the A127, making it an excellent choice for commuters and growing families alike.

Dining Room

13'3" x 8'3" (4.04 x 2.53)

Kitchen

11'0" x 8'6" (3.37 x 2.61)

Living Room

20'7" x 17'2" (6.28 x 5.25)

Bedroom 1

17'1" x 9'10" (5.23 x 3.02)

Bedroom 2

11'7" x 10'1" (3.55 x 3.09)

Bedroom 3

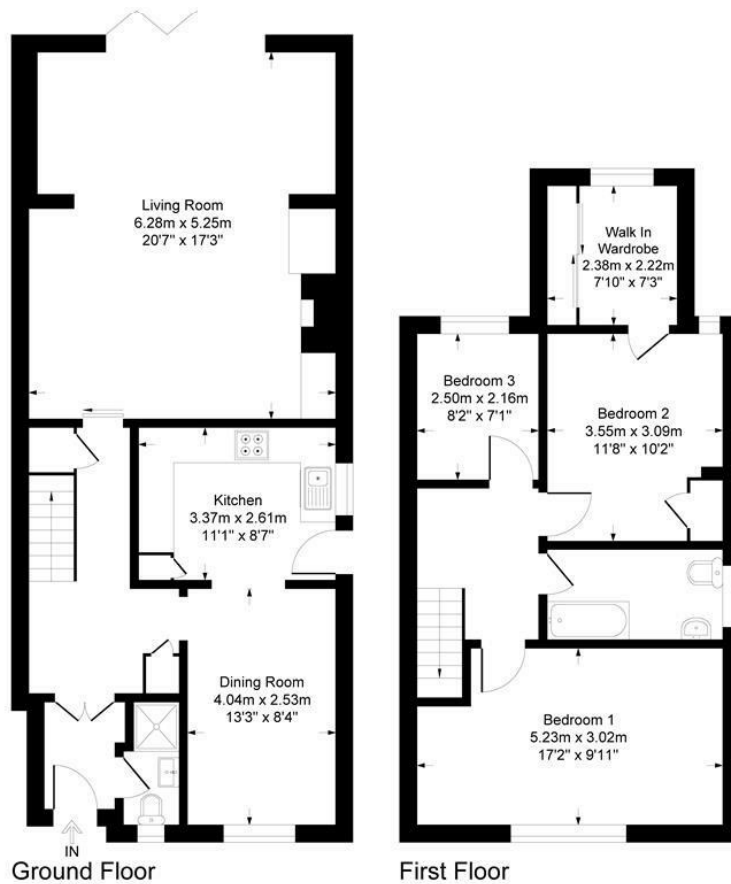
8'2" x 7'1" (2.50 x 2.16)

Walk In Wardrobe

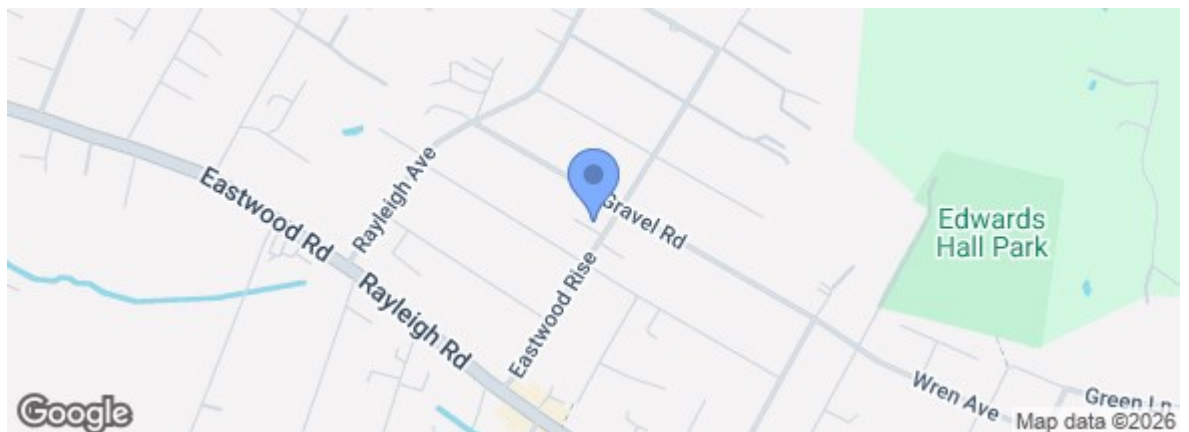
7'9" x 7'3" (2.38 x 2.22)

55 Eastwood Rise

Approximate Gross Internal Floor Area = 117.6 sq m / 1266 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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