



**205 Eastwood Old Road  
Leigh-On-Sea, SS9 4SG  
£425,000**

- 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



**12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF**

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

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



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

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,