



\* £220,000- £240,000 \* GROUND FLOOR FLAT WITH PRIVATE GARDEN \* BRICK BUILT STORAGE SHED \* TWO DOUBLE BEDROOMS \* OPEN-PLAN LIVING \* LOW CHARGES \* This spacious ground floor flat has tonnes of storage inside and out, two double bedrooms and a modern open-plan layout with plenty of natural light throughout! The accommodation is comprised of; an attractive front lawn with access to the private garden and the brick built shed and separate utilities cupboard, an entrance hall which leads through to the bright open-plan lounge/diner/kitchen with dual aspect windows, a three-piece family bathroom and two double bedrooms with the master having two built-in wardrobes. The location is perfect for quick access to the grammar schools and the A127, as well as offering a brilliant school catchment area with Blenheim Primary and The Eastwood Academy available. Bus links are nearby and a short drive gets you to the popular Leigh Broadway and Leigh Station for London commuters and this homely property is available to view now!

- Private garden
- Built-in wardrobes and storage throughout
- Incredibly bright interior
- Fitted shaker style kitchen
- Great school catchment area and close to the grammar schools
- Two double bedrooms
- Three-piece family bathroom
- Open-plan modern layout
- Brick built shed
- Short drive to the Broadway and Leigh Station for commuters

## Treecot Drive

Leigh-On-Sea

**£220,000**

Price Guide



# Treecot Drive



## Frontage

Front lawn with a hardstanding pathway leading to the brick built storage shed, the integral outside storeroom which has space for a tumble dryer, gated access to rear garden and an obscured UPVC double glazed front door with sidelight leading to:

## Entrance Hall

Double door storage cupboard, skirting and tile effect flooring.

## Lounge-Diner

14'5"×12'11"

UPVC double glazed window to front aspect, large opening through to the kitchen, double radiator, skirting and carpet.

## Kitchen

10'2"×7'11"

UPVC double glazed window overlooking the garden, large opening through to lounge-diner, shaker style kitchen units both wall-mounted and base level comprising; integrated oven with four ring burner hob and a stainless steel extractor hood over, 1.5 stainless steel sink and drainer with chrome mixer tap, wood effect laminate worktops with tiled splashbacks, space for fridge/freezer, space for washing machine, wood effect lino flooring.

## Three-Piece Family Bathroom

Obscured UPVC double glazed rear window, bath with shower attachment and tiling, low-level W/C, wash basin with vanity unit and chrome mixer tap, chrome towel radiator, tile effect flooring.

## Bedroom One

14'5"×9'9"

UPVC double glazed window to front aspect, two built-in wardrobes, radiator, skirting and carpet.

## Bedroom Two

11'3"×9'7"

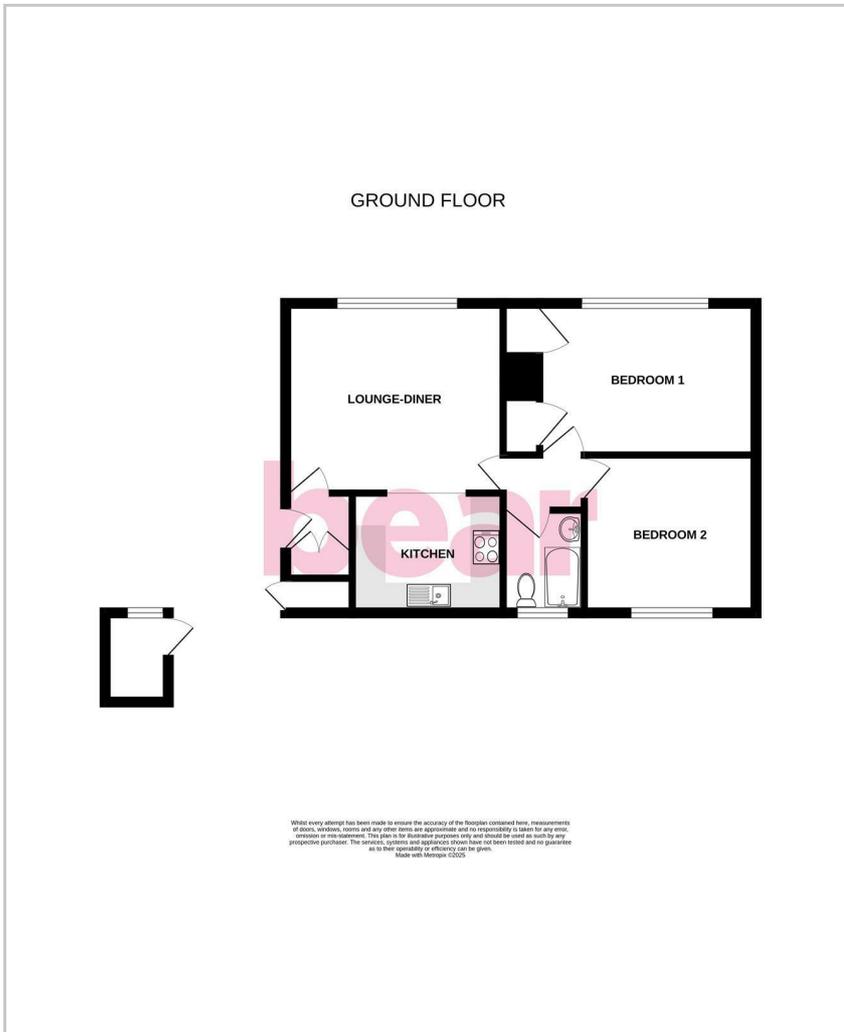
UPVC double glazed window to rear aspect, radiator, skirting and carpet.

## Rear Garden

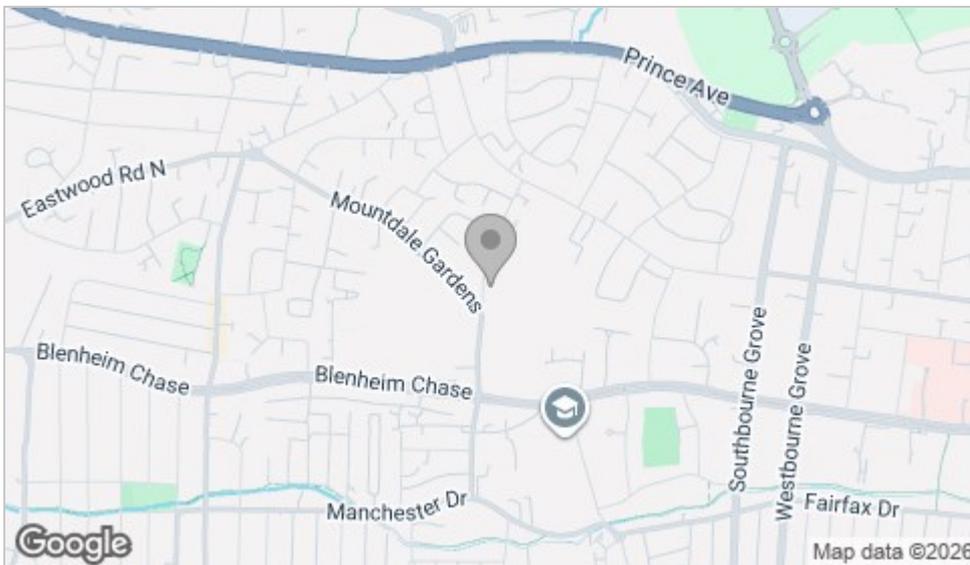
Access to brick built shed and outside storeroom, mostly laid to lawn with planting and fencing.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

