



**CLEVERLEY EXTENDED FAMILY HOME \* NO ONWARD CHAIN** \* A traditional semi-detached family home that is situated within a quiet, tree lined cul-de-sac. This wonderful home boasts accommodation over three floors which includes two reception rooms, five double bedrooms, and two bathrooms as well as a downstairs WC. Externally, you will discover a generous secluded rear garden, an attached garage and ample off-street parking. This property is beautifully situated close to Belfairs Woods and Golf Course and ideally placed for access to local shops and fantastic schools such as Blenheim Primary School and Belfairs Academy. Leigh's bustling Broadway, beachfront and Mainline Station with C2C services to London are also all within easy reach.

- Extended character semi-detached family home
- Five double bedrooms, two reception rooms
- Downstairs WC, four-piece family bathroom and shower room
- Attached garage
- Close to Belfairs Woods and Golf Course
- Accommodation spread over three levels
- Great size fitted kitchen
- Parking for three vehicles
- Large rear garden
- Blenheim Primary School and Belfairs Academy catchments

## Tudor Gardens

Leigh-on-Sea

**£595,000**

Offers In The Region Of



# Tudor Gardens

**Frontage**

Hardstanding driveway providing parking for three vehicles, access to attached garage, access to:

**Entrance Porch**

7'02 x 3'15

This is approached via the front and the sliding glazed door into an enclosed porch, solid wooden door leads to

**Entrance Hall**

17'8 x 7'6

Stained glass leaded window to porch, textured ceiling, plate rack, wooden floors, cloak cupboard, radiator, stairs to first floor with under-stairs cupboard, doors to

**Lounge**

15'1 x 14'9

Double glazed leaded bay window to front, textured ceiling, picture rail, wooden flooring, wooden feature fireplace with cast iron surround and tiled hearth, radiator below the bay window.

**Reception Two**

13'1 x 12'1

Double glazed patio doors and windows to rear aspect, textured ceiling, picture rail, wooden flooring, wooden feature fireplace with cast iron surround and tiled hearth, radiator.

**Kitchen**

11'5 x 7'6

Double glazed window to rear, smooth plastered ceiling with recessed lighting, tiled flooring, fitted larder cupboard, base and all mounted units with rolled edge work surfaces and tiled splash backs, inset one and quarter graphite sink unit with mixer taps, recess for large Range Cooker, doorway to

**Breakfast Room**

15'1 x 6'2

Double glazed window and door to rear garden, smooth plastered ceiling, tiled flooring, radiator, doors to integral garage and

**Downstairs WC**

5'53 x 2'80

White suite comprising of a low level flush w/c and a wall mounted hand wash basin.

**First Floor Landing****Bedroom One**

14'5 x 12'5

Double glazed window to front, textured ceiling with coving, picture rail, tiled fireplace, wooden flooring, radiator.

**Bedroom Two**

13'1 x 11'9

Double glazed window to rear, smooth plastered ceiling, picture rail, wooden flooring, fitted cupboard, radiator.

**Bedroom Three**

10'5 x 7'2

Leaded window to front, textured ceiling, picture rail, radiator, wooden flooring.

**Bathroom**

8'10 x 6'10

Leaded window to front, textured ceiling, picture rail, radiator, wooden flooring.

**Second Floor Landing**

Smooth plastered ceiling, laminate flooring, doors to

**Bedroom Four**

10'9 x 8'6

Double glazed window to rear, smooth plastered ceiling, laminate flooring, radiator.

**Bedroom Five**

Double glazed windows to front and rear elevations, smooth plastered ceiling, laminate flooring, radiator.

**Rear Garden**

A good sized rear garden which has mostly been laid to lawn with fencing to all boundaries.

**Shower Room / WC**

5'2 x 4'7

Obscure double glazed window to side, smooth plastered ceiling, white suite comprising a push button flush w/c, pedestal hand wash basin, enclosed shower cubicle, tiling to walls and flooring, radiator.

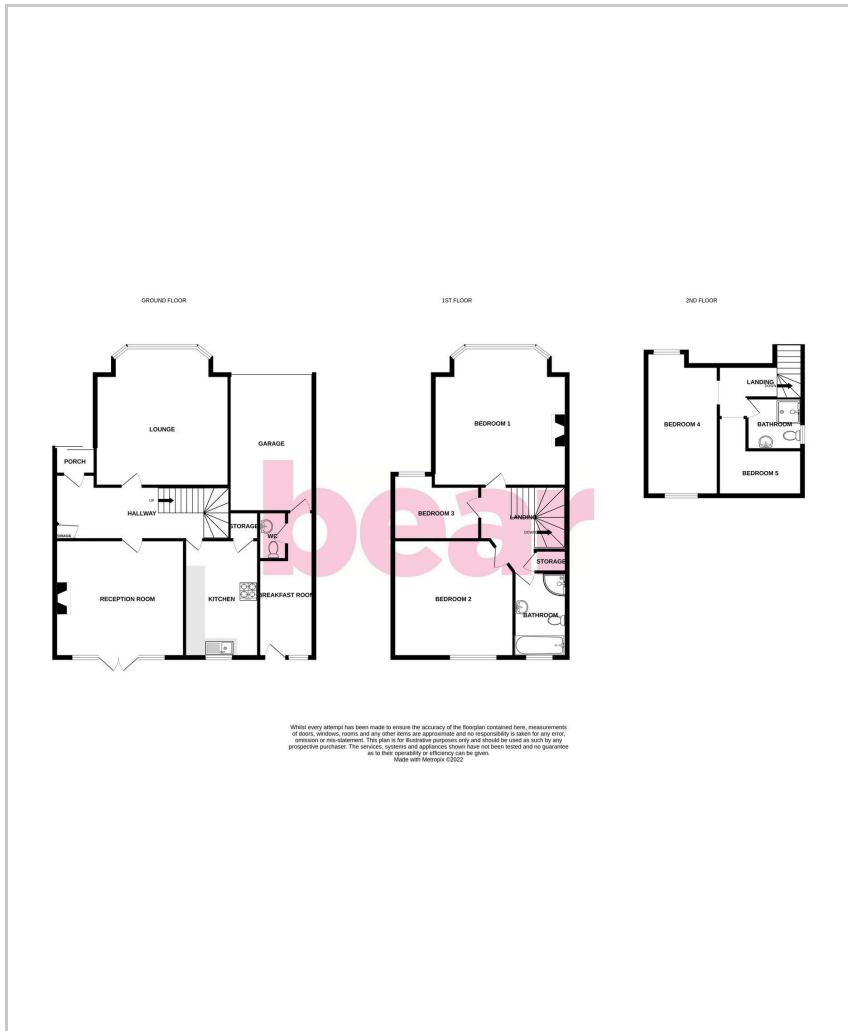
**Attached Garage**

14'5 x 7'10

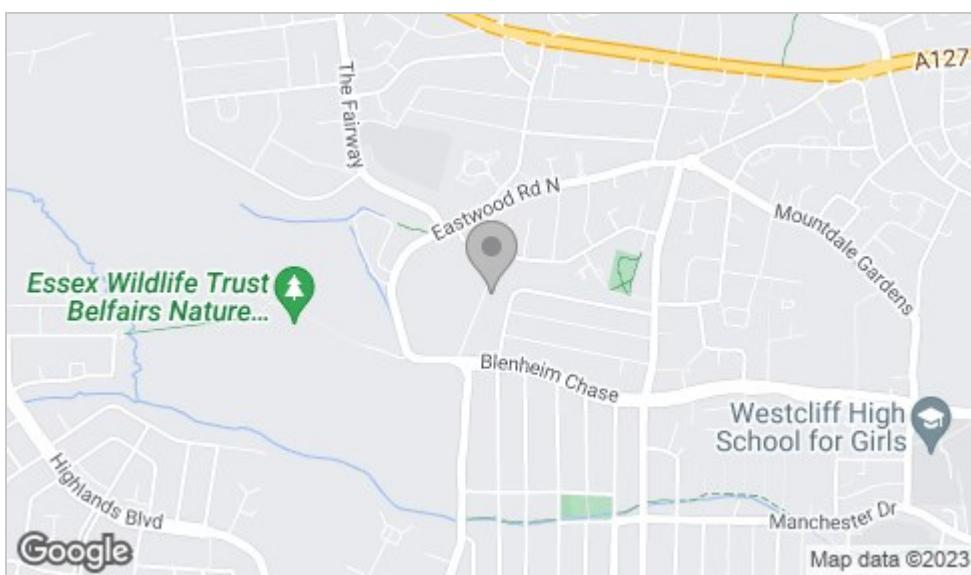
Up and over door, power and lighting, power and plumbing for appliances, integral door to house.



## 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.



Energy Efficiency Rating

Rating	Current	Potential
<b>A</b> (92 plus)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

78

49

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

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		

EU Directive 2002/91/EC

**England & Wales**

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