



# FOR SALE

## Bellhouse Road, Leigh-On-Sea SS9 5NH

Offers In Excess Of £450,000 Freehold Council Tax Band - E

1108.00 sq ft

- Four Bedroom Detached Family Home
- Four Double Bedrooms
- Three Piece Family Bathroom
- West Facing Rear Garden
- Garage & Ample Storage Space
- Three Reception Rooms
- Easy Access To A127
- Driveway With Parking For Two Vehicles
- Local Transport Routes Nearby
- Walking Distance To Local Amenities

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

# Description

**\*\* GREAT FAMILY HOME \*\***

We are pleased to bring to market Bellhouse Road, a spacious four bedroom detached family home. Offering four double bedrooms, three reception rooms, three piece bathroom suite, ample storage, garage and west facing rear garden, you have all the space you will need for a growing family.

With potential throughout you are within a great

location for local amenities, transport routes and close to the A127. You have the added bonus of a west facing rear garden offering you ample sun perfect for enjoying the warmer months!

A large driveway provides you with space for several vehicles and a garage space you have all you could need! You are also within great catchment for some fantastic schools.

If you are looking for your forever family home, please give us a call now to arrange a viewing.

## Entrance Hall

13'6" x 9'10" (4.12 x 3.00)

Double glazed obscure UPVC door to entrance, carpet flooring, radiator, coving to ceiling, pendant lighting.

## Lounge

16'11" x 11'1" (5.18 x 3.38)

Carpet flooring, radiator, double glazed bay window to front aspect, double glazed window to side aspect, coving to ceiling, ceiling mounted lighting.

## Dining Room

13'7" x 8'2" (4.16 x 2.49)

Carpet flooring, radiator, double glazed French doors to entrance, coving to ceiling, ceiling mounted lighting.

## Conservatory

12'3" x 9'10" (3.74 x 3.01)

Double glazed door to entrance, carpet flooring, double glazed door to side aspect, double glazed windows to rear and side aspect, wall mounted lighting.

## Kitchen

11'11" x 10'2" (3.65 x 3.12)

Tiled flooring, double glazed window to rear aspect, double glazed obscure door to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for cooker, space for fridge/freezer, space and plumbing for washing machine, coving to ceiling, ceiling mounted lighting.

## Landing

3.51 x 3.50 x 0.87 x 1.77 (0.91m.15.54m x 0.91m.15.24m x 0.00m.26.52m x 0.30m)

Carpet flooring, double glazed obscure window to side aspect, storage cupboard, loft access, pendant lighting.

## Bedroom 1

10'4" x 12'5" (3.16 x 3.8)

Carpet flooring, radiator, double glazed window to rear aspect, shower cubicle, coving to ceiling, pendant lighting.

## Bedroom 2

14'1" x 7'8" (4.31 x 2.36)

Carpet flooring, radiator, double glazed window to rear aspect, storage cupboard, coving to ceiling, pendant lighting.

## Bedroom 3

12'9" x 7'7" (3.89m x 2.31m)

Carpet flooring, radiator, double glazed window to front aspect, coving to ceiling, pendant lighting.

## Bathroom

5'3" x 7'6" (1.62 x 2.31)

Tiled flooring, double glazed obscure window to side aspect, tiled walls, panelled bath with shower system over, hand basin with storage under, W/C, extractor, spotlight lighting.

## Bedroom 4

11'11" x 9'5" (3.65 x 2.89)

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

## Garage

Up and over door, concrete flooring, power & lighting.

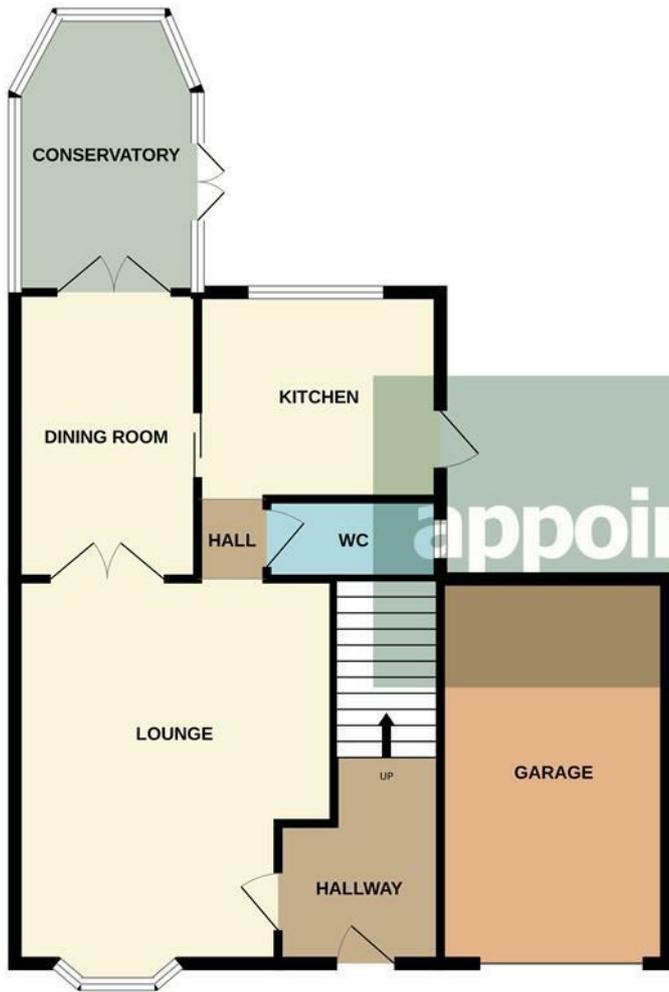
## Rear Garden

West facing rear garden with concrete patio seating area, laid lawn, shrubs & flower beds.

## Front Of Property & Parking

Crazy paved driveway with space for two vehicles, laid stones, mature trees.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

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