



OLD MEAD, SOUTHEND  
GUIDE PRICE: -£425,000-£450,000 FREEHOLD

## A BEAUTIFUL THREE BEDROOM DETACHED HOUSE WITH GARAGE AND TWO DRIVEWAYS

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**DESCRIPTION:**

Winkworth of Leigh are delighted to offer for sale this beautifully presented three-bedroom detached home which is within both Heycroft school and Eastwood Academy catchment area, and is also a short walk to Morrison's supermarket. Local bus routes providing direct access to Rayleigh High Street and Railway stations to London Liverpool Street are also within just a short walk, whilst London Southend airport is also only a short drive or bus journey.

This lovely home has an entrance porch leading to a beautiful and spacious open plan living room, dining area and modern fitted kitchen with windows to front, side and rear. There is an inner hall with a cloakroom, stairs leading to the first floor where you will find three good size bedrooms and a lovely family bathroom.

Externally the rear garden extends across the rear and side and is mainly laid to lawn with a covered decking area and gate providing side access. There is also access to the large garage that has an up and over door and car port. There is also a further driveway to the side.

We would strongly advise an internal viewing to fully appreciate this lovely family home.

Accommodation: -

Entrance porch with door to: -

Open Plan Living Room/Dining Area: - 24'03 x 12'6.

Double glazed window to front and side, smooth plastered ceilings and radiator.

Kitchen Area: - 12'5 x 9'22.

A beautiful and modern fitted kitchen with double glazed windows to side and rear and door to leading to the rear garden. The kitchen comprises of a range of work surface with base units below and matching eye level units above. There is a built-in oven and hob with extractor hood above, built in microwave and integrated washer/dryer, fridge freezer and dish washer. Smooth plastered ceiling with inset lighting.

Inner Hall: -

Stairs to first floor with storage cupboard.

Cloakroom: - Window to rear. Low level wc and wash hand basin.

First Floor Landing: - Window to rear storage cupboard and further cupboard housing gas boiler. Doors to all rooms.

Bedroom One: - 13'81 x 9'45.

A bright and spacious room with dual aspect windows to front and side. Radiator and smooth plaster ceiling.

Bedroom Two: -10'8 x 9'49.

Window to front, radiator and smooth plastered ceiling.

Bedroom Three: - 8'5 x 6'98.

Window to side, radiator and smooth plastered ceiling.

Bathroom: - A lovely modern white bathroom comprising of panel bath with glass shower screen, low level wc and a wash hand basin with a mono tap set on a vanity unit. Obscure window to side and tiling to floor with part tiling to walls.

Exterior: -

Rear garden: - a lovely secluded garden that wraps around the rear and side of the property. Being laid to lawn with decked area, side access and door to garage.

Front Garden: - A white picket fence with carport leading to the garage. There is a further drive to the right-hand side of the property offering additional parking.



GROUND FLOOR

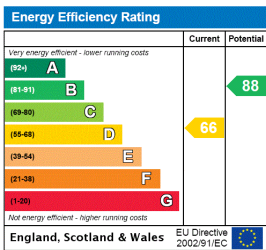


1ST FLOOR



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