



DUNDONALD DRIVE, LEIGH ON SEA  
OFFERS IN THE REGION OF: -£850,000 FREEHOLD

## A LOVELY EXTENDED FIVE-BEDROOM SEMI-DETACHED HOUSE WITH GARAGE AND OFF-ROAD PARKING

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

**Winkworth**

for every step...



**DESCRIPTION:**

Winkworth of Leigh are delighted to bring to the market this lovely extended five-bedroom semi-detached house with garage and off-road parking situated in a sought-after location just off the Leigh Road.

The accommodation comprises an a 31' through lounge/diner, lovely modern fitted kitchen, four first floor bedrooms and family bathroom / w.c. to the second floor is a further bedroom and an en-suite shower room.

The property is situated close to Leigh Road shopping facilities, Chalkwell Station and the ever popular and highly fashionable Leigh Broadway.

Viewing is highly recommended.

Double opening front door to:

Reception Hall: - Stairs to first floor with storage under, radiator, doors to ground floor accommodation.

Lounge: - 16'69 into bay x 13'25. Double glazed bay window to the front. Feature fire place and radiator. Smooth plaster ceiling with coving and picture rail. Wooden flooring. Folding doors to: -

Reception Room: -13'29 x 11'92. Radiator. Smooth plaster ceiling with coving and picture rail. Sliding door to: -

Kitchen/Diner: -19'4 x 13'92. Double glazed window to rear and bi folding doors to rear opening out to the garden. A lovely modern white gloss kitchen with working surfaces and a range of fitted units. Breakfast bar. Two large sky lights that flood the room with light. Smooth plaster ceiling with coving and wooden flooring. Underfloor heating.

Study: -8'11 x 6'65. Double glazed window to rear. Underfloor heating.

Reception room/Gym: - 10'46 x 8'10. Two large sky lights. Underfloor heating.

Utility Room: - 8'81 x 8'09. Sky light and door to garage.

First Floor Landing: - Stairs to second floor, doors to first floor accommodation Double glazed window to front

Bedroom: - 15'87 x 12'07. Double glazed bay window to the front, Smooth plaster ceiling with coving and picture rail. Inset lighting.

Bedroom: - 13'97 x 11'21. Double glazed window to the rear. Smooth plaster ceiling with coving and picture rail. Inset lighting and radiator. Underfloor heating.

Bedroom: - 9'04 x 8'9. Double glazed window to the front. Smooth plaster ceiling with coving and picture rail. Inset lighting. Connecting door to: -

Bedroom: - 8'27 x 8'7. Double glazed window to the rear. Smooth plaster ceiling with coving and picture rail. Inset lighting

Bathroom/W.C. Double glazed obscure window to the rear. A lovely modern white suite comprising a large bath with mono tap and shower attachment, pedestal wash hand basin, low level w.c. A large walking shower. Smooth plaster ceiling with coving and picture rail. Inset lighting and under floor heating.

Second Floor Landing: - Window to side.

Bedroom 17'57 max x 11'2 max. Double glazed windows to front and rear.

En-Suite Shower Room: - Double glazed window to the rear. Modern suite comprising of Pedestal wash hand basin, low level w.c., Bath with mixer tap and shower attachment. Smooth plastered ceiling with spotlights and part tiling to walls.

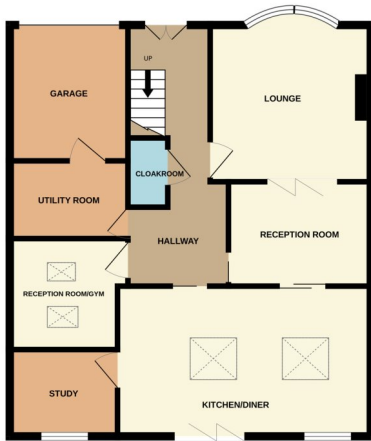
Exterior: -

Front: - There is block paved off street parking to the front with driveway leading to a large garage measuring 13'6 x 9' with roller shutter door.

Rear Garden: - The East facing garden is mainly laid to lawn with a variety of flower and shrub borders.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metronix 6/9/14

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92-100) <b>A</b>                           |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            | 52        |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |

**Tenure:** Freehold  
**Term:** Expires -  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

# Winkworth

Leigh On Sea | 01702 470625 | leighonse@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.