



THE FAIRWAY, LEIGHON SEA  
OIEO:- £475,000 FREEHOLD

## A LOVELY THREE BEDROOM, TWO RECEPTION ROOM DETACHED CHALET.

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#### DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this charming detached house situated on the desirable Belfair's estate, close to the country park and golf course

The accommodation consists of three bedrooms, lounge, dining room, kitchen, shower room and utility room, outside there is an east facing garden, a garage to the rear and paved driveway providing off street parking for several cars to the front.

Situated in the heart of Leigh-on-Sea, this home benefits from excellent transport connections, including convenient bus routes and easy access to the A127. With local shops, restaurants, and bars within walking distance, as well as Southend Airport nearby for further travel connections, this property offers both comfort and convenience.

Being offered with no onward chain we would recommend an early viewing.

Accommodation: -

Porch: -

Entrance Hall: - Stairs to first floor, under stairs storage cupboard.

Lounge: -17 x 10'8. Double glazed window to rear and two-colour picture windows to side. Feature fireplace, coving to ceiling and radiator.

Dining Room: -12'5 x 8'7. Double glazed window to front. Coving to ceiling.

Kitchen: -12'11 x 8'7. Double glazed window and door to rear. Electric Velux sky light. Inset stainless steel sink unit, working surfaces to two walls with base and eyelevel units with lighting. Inset gas hob with electric oven below and extractor hood above. Coving to ceiling and radiator.

Utility Room: -10 x 5'9. Double glazed window to rear and door to side. Working surfaces with units to side and above. Space for washing machine.

Shower Room: -8'1 x 5'2. Double glazed obscure window to side. White suite comprising of a large walk in shower,

low level WC and wash hand basin. Tiling to walls and floor.

Bedroom: -12'5 x 10'8. Double glazed window to front. Coving to ceiling and radiator.

First Floor Landing: - Double glazed coloured window to side. Coving to ceiling. Air conditioning.

Bedroom: -12'7 x 11'9. Double glazed window to rear and radiator.

Bedroom: -11'9 x 10'7. Double glazed window to front and radiator. Eves storage.

WC: - Low level WC and wash hand basin. Eves storage.

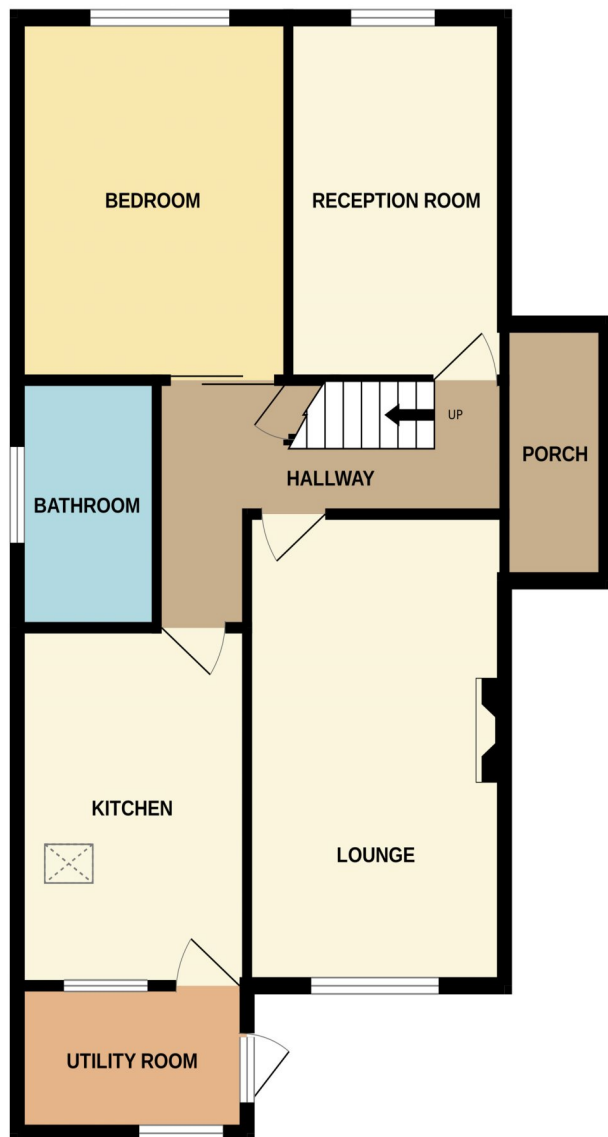
Rear Garden: - An east facing garden with paved area and shrubs. Steps leading to: -

Garage with drive.

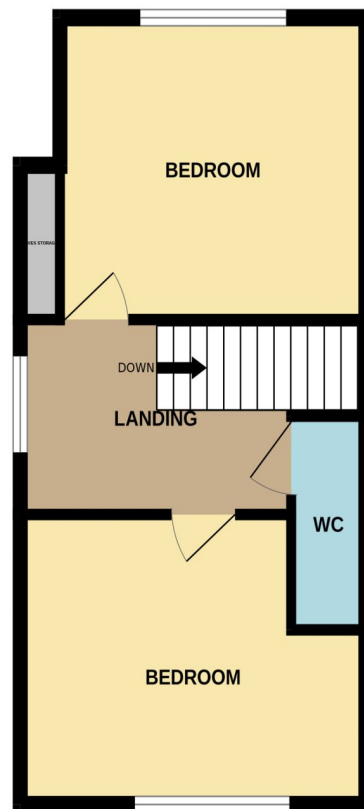
Front Garden: - Boundary wall with shrubs and flower borders. Further driveway offering parking for numerous vehicles.



GROUND FLOOR



1ST FLOOR



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.

**Tenure:** Freehold

**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.

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