



DANESCROFT DRIVE, LEIGH

GUIDE PRICE: - £390,000 TO £410,000 FREEHOLD

## THREE BEDROOM END OF TERRACE FAMILY HOME WITH TWO BATHROOMS

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

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#### DESCRIPTION:

Presenting this charming end-terrace house boasting 3 bedrooms, located in a popular neighbourhood. This property offers a perfect blend of accessibility, comfort, and well-maintained living spaces.

The ground floor comprises a spacious living room, bathroom, a modern kitchen with ample storage, and a dining area leading to the private garden - perfect for outdoor entertainment. Upstairs, you will find three well-appointed bedrooms, family bathroom.

The property also conveniently located close to local amenities, schools, and transport links. Ideal for families or professionals seeking a peaceful

retreat without compromising on convenience.

Don't miss the opportunity to make this delightful property your new home. Contact us to arrange a viewing today.

ENTRANCE: - Via a panelled door giving access to:

HALLWAY: - Further multi paned door leading to:

LOUNGE: - 18' 7" x 11' 10" (5.66m x 3.61m) uPVC double glazed window to front, radiator, feature fireplace, wood effect flooring, coved cornice to ceiling edge, stairs rising to first floor, door to:

KITCHEN/DINER: - 19' 3" x 15' 9" (5.87m x 4.8m) uPVC double glazed window and door to rear, impressive range of modern eye and base level units with working surfaces over comprising a Butler style sink with mixer tap, space for Range style cooker and further domestic appliances, partly tiled walls and tiled floor in complimentary ceramics, coved cornice to ceiling edge, inset spotlights. Door to:

BATHROOM: - Modern white suite comprising a panelled bath with mixer tap and shower attachment, low level W.C, pedestal wash hand basin, partly tiled walls and tiled floor in complimentary ceramics, smooth ceiling with inset spotlights.

FIRST FLOOR LANDING: - Access to loft, doors to:

BEDROOM ONE: - 12' x 10' 10" (3.66m x 3.3m) uPVC double glazed window to front, radiator, built in wardrobes with louvred door fronts, wood effect flooring, coved cornice to ceiling edge.

BEDROOM TWO: - 12' 8" x 7' 8" (3.86m x 2.34m) uPVC double glazed window to rear, radiator, wood effect flooring, smooth ceiling.

BEDROOM THREE: - 12' x 6' 2" (3.66m x 1.88m) uPVC double glazed window to rear, radiator, wood effect flooring.

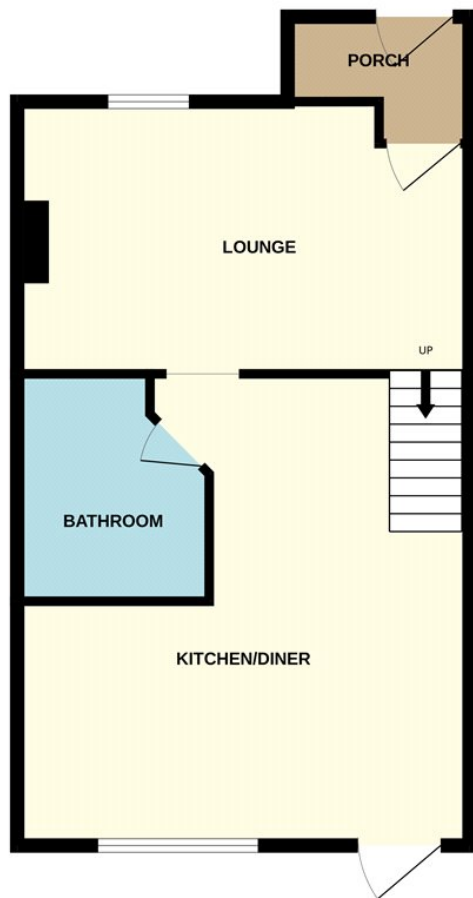
SHOWER ROOM: - Obscure uPVC double glazed window to rear, modern white suite comprising a built-in shower cubicle, vanity wash hand basin and low-level W.C, partly tiled walls in complimentary ceramics, smooth ceiling.

EXTERIOR: - The rear garden commences with a paved patio leading to a well-tended lawn with established flowers and shrubs to borders, timber storage shed, fencing to boundaries.

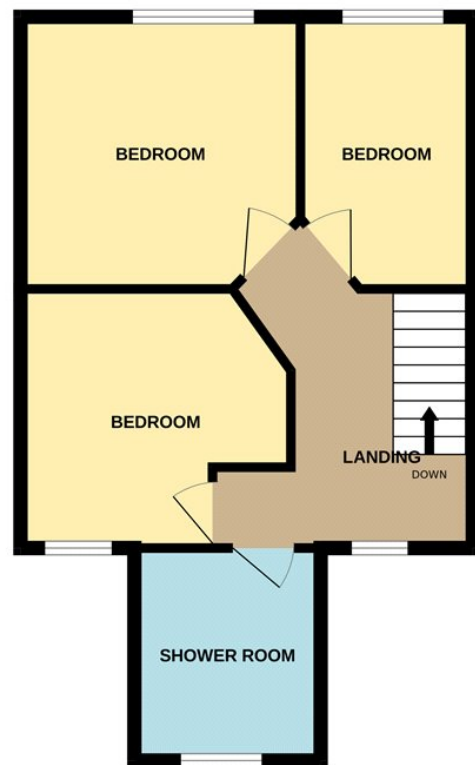




GROUND FLOOR



1ST 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.  
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**Tenure:** Freehold

**Council Tax Band:** B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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