



FAIRLEIGH DRIVE, ESSEX, SS9

GUIDE PRICE: - £625,000 TO £650,000 FREEHOLD

## CHARMING PERIOD SEMI-DETACHED 3-BEDROOM HOUSE WITH A WELL-MAINTAINED SPACIOUS INTERIOR

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#### DESCRIPTION:

\*\*\* Guide Price £625,000 - £650,000\*\*\*

Nestled in a desirable location, this charming period semi-detached house boasts 3 bedrooms and a plethora of delightful features.

Impeccably maintained, the property exudes a sense of warmth and character throughout. The spacious interior offers ample living space, perfect for a growing family or those who love to entertain.

Step outside into the beautifully landscaped garden, complete with a patio area ideal for al fresco dining or simply unwinding after a long day. Additional highlights include a convenient utility room and off-street parking, providing both practicality and comfort for the modern homeowner.

Benefitting from a prime location, this property offers easy access to local amenities, Westleigh Primary schools and transport links, making it a truly desirable place to call home.

Don't miss the opportunity to make this property yours and enjoy a lifestyle of comfort and convenience.

\*\*\*Opportunity to purchase adjacent garage / workshop which is on a separate deed. \*\*\*

Accommodation comprises of: -

Entrance door to: -

Lounge: -16'35 into bay x 16'37. A beautiful room with a large double-glazed bay window to front. Stairs to first floor with under stairs storage. Feature fireplace, picture rail and smooth plastered ceiling.

Dining Room: -13'13 x 9'39. Picture rail and smooth plastered ceiling. Radiator and bi-folding doors to: -

Kitchen/Family Room: -15'35 x 14'18. A lovely bright room with sliding patio doors opening out to the rear garden. A modern fitted kitchen comprising of a range of fitted units with working surfaces, sink unit, oven and hob with extractor over. Large breakfast bar/Island. Smooth plastered ceiling with inset lighting.

Utility Room: -8'61 x 6'30. Double Glazed window and door to side. Working surface, sink unit, tiled splash backs, base and eye level units and space for kitchen appliances. Wall mount gas boiler.

Shower Room/WC: - Low level wc, wash hand basin and shower cubicle. Heated chrome towel rail.

First Floor Landing: -Obscure double-glazed window to side with ornate glass fan lights. Doors to all rooms.

Bedroom: -16'35 into bay x 10'43. Double glazed bay window to front. Picture rail and smooth plastered ceiling.

Bedroom: -13'65 x 10'22. Double glazed window to rear. Picture rail and smooth plastered ceiling. Radiator.

Bedroom: -9'29 x 5'65. Double glazed window to front. Picture rail and smooth plastered ceiling.

Bathroom: - Obscure double-glazed window to rear. Modern white suite comprising of bath and wash hand basin. Radiator.

Separate WC: - Obscure double-glazed window to side. Low level wc and wash hand basin.

Exterior: -

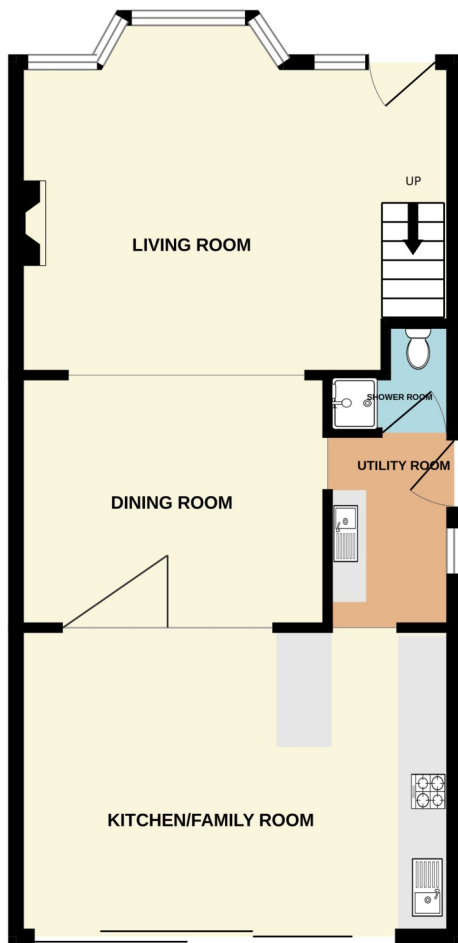
Front: - Block paved drive.

Rear Garden: - A beautifully maintained East facing rear garden with a front and rear patio and shrubs.

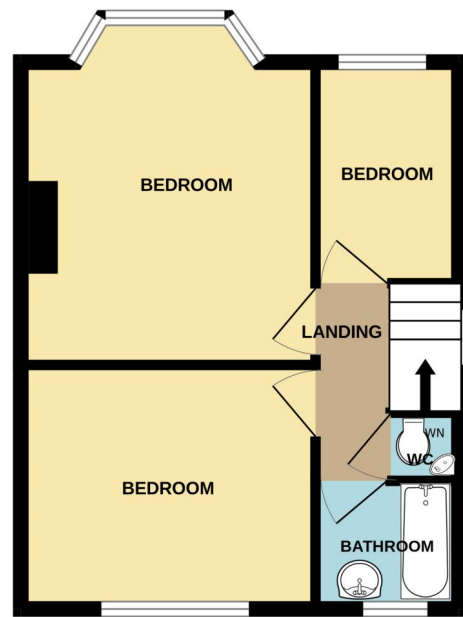




GROUND FLOOR



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.

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:** C

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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