



38 Sandhill Road

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GILBERT
& ROSE

38 Sandhill Road
Leigh-On-Sea
Essex
SS9 5BY

Guide price £550,000



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Guide Price £550,000 - £575,000

Situated in the highly sought after Sandhill Road in Eastwood is this wonderful spacious detached family home which is right in the middle of everything you could possibly hope for in terms of schools for the little ones and plenty of places to go to socialise. The schools on offer are the outstanding secondary school Eastwood Academy and equally as good primary school Edwards Hall. When you decide to venture out you are within walking distance of The Miller & Carter for one of their beautiful steaks or a walk down to the Bellhouse to enjoy drinks in their beer garden where the sun shines all day throughout the summer. Your weekly shops are sorted with Lidl & Sainsburys just down the road, making this house a complete all rounder. Another luxury this location has to offer is the country park where you can enjoy long scenic walks all year round. Inside this fabulous home, you can take advantage of the multiple receptions rooms including the lounge, conservatory and study, an open planned kitchen/diner, utility room, downstairs w/c, four bedrooms with an en-suite to bedroom one and modern family bathroom. The exterior is also impressive with ample off street parking, large integral garage and beautiful south facing rear garden.



Entrance Hall
Entrance door into hallway comprising coved cornice to smooth ceiling with ceiling pendant lighting, stairs leading into first floor landing, storage space under stairs, laminate flooring, doors to:

Study
9'9" x 8'9" (2.97m x 2.67m)
Double glazed bay window to front, coved cornice to smooth ceiling with ceiling pendant lighting, radiator, fitted office furniture, carpeted flooring, double doors into:

Lounge
17'8" x 11'8" (5.38m x 3.56m)
Double glazed window to side, double glazed French doors to rear leading to conservatory, coved cornice to smooth ceiling with ceiling pendant lighting, radiator, gas feature fireplace, carpeted flooring.

Conservatory
13'1" x 12'8" (3.99m x 3.86m)
Double glazed French doors to side leading to rear garden, double glazed windows to rear and sides, air conditioning unit/heater, laminate flooring.

Kitchen/Diner
28'1" x 12'1" (8.56m x 3.68m)
Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink and drainer unit with mixer tap, integrated induction hob with oven below, integrated dishwasher, breakfast bar extended from work surface with raised roll top work surface, double glazed French doors to rear leading to rear garden, double glazed window to side, coved cornice to smooth ceiling with fitted spotlights, radiator, laminate flooring, door to:



Utility Room
6'3" x 5'4" (1.91m x 1.63m)
Double glazed door to rear leading to rear garden, coved cornice to smooth ceiling with ceiling lighting, space for washing machine and tumble dryer, American style fridge freezer to remain, vinyl flooring, door to garage.

Downstairs W/C
Two piece suite comprising corner pedestal wash hand basin with mixer tap, low level w/c, coved cornice to smooth ceiling with ceiling lighting, radiator, vinyl flooring.

First Floor Landing

Bedroom One
14'0" x 12'4" (4.27m x 3.76m)
Double glazed window to front, coved cornice to smooth ceiling with fitted spotlights, radiator, fitted wardrobes and dressing table unit, carpeted flooring, door to:

En-Suite
Three piece suite comprising shower cubicle with shower attachment over, wash hand basin set into vanity unit with mixer tap, low level w/c, double glazed obscure window to side, coved cornice to ceiling with ceiling lighting, chrome heated towel rail, tiled splash back, tiled flooring.

Bedroom Two
16'0" x 9'7" (4.88m x 2.92m)
Double glazed window to rear, coved cornice to smooth ceiling with ceiling lighting, radiator, fitted wardrobes, laminate flooring.