



22 Fairfield Road

**G R**  
GILBERT  
& ROSE



22 Fairfield Road  
Leigh-On-Sea  
Essex  
SS9 5SB

Guide price £340,000



Guide Price £340,000 - £360,000

This wonderful semi detached bungalow has been extended to the rear to create a spacious and well decorated home ideal for everyone. This lovely property benefits from three bedrooms, an open planned lounge/diner, family bathroom and a great sized kitchen. The exterior is also desirable with off street parking to the front, detached garage for additional storage and a beautiful rear garden. Location wise, you will find yourself situated in a fantastic neighbourhood in walking distance to excellent local amenities such as shops and restaurants including the incredible Bellhouse Pub & Restaurant, near bus connections with multiple routes, a stones throw from Eastwood Park and Cherry Orchard Country Park where you can enjoy long scenic walks all year round and in catchment to Heycroft Primary School and The Eastwood Academy both highly sought after schools in the area.



**Entrance**  
Entrance door into hallway comprising pendant lighting, loft access, picture rail, radiator, built in storage cupboard, carpeted flooring, doors to

**Bedroom One**  
10'39 x 12'35 (3.05m x 3.66m)  
Double glazed bay window to front, pendant lighting, picture rail, radiator, feature fireplace, carpeted flooring.

**Bedroom Two**  
11'25 x 10'89 (3.35m x 3.05m)  
Double glazed window to front, pendant lighting, radiator, carpeted flooring.

**Bedroom Three**  
9'17 x 6'77 (2.74m x 1.83m)  
Double glazed window to side, pendant lighting, radiator, carpeted flooring.

**Bathroom**  
Three piece suite comprising panelled bath with shower



attachment over, pedestal wash hand basin, low level w/c, double glazed obscure window to side, smooth ceiling with ceiling lighting, partially tiled walls, built in storage cupboard, radiator, vinyl flooring.

#### Lounge

14'18 x 11'02 (4.27m x 3.40m)

Coved cornicing to smooth ceiling with pendant lighting, picture rail, radiator, feature fireplace, carpeted flooring, open into:

#### Dining Room

14'23 x 8'64 (4.27m x 2.44m)

Double glazed French doors to rear leading to rear garden, smooth ceiling with fitted spotlights and double glazed sky lantern, radiator, carpeted flooring.

#### Kitchen

18'45 x 6'40 (5.49m x 1.83m)

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink and drainer unit, space for cooker, space for fridge, space for washing machine, double glazed windows to side and rear, double glazed obscure door to side leading to rear garden, smooth ceiling with fitted spotlights and pendant lighting, tiled splash backs, laminate flooring.

#### Rear Garden

Slab paved seating area leading to remainder laid to lawn, shrub borders, decked area to side providing access to garage, side gated access to front garden, shed to remain.

#### Front Garden

Hardstanding pathway leading to front entrance door, slate area to sides with shrubbery to side, hardstanding driveway providing off street parking for multiple vehicles, side gated access to rear garden, access to garage.

#### Garage

Up and over door to front, double glazed door to side leading to rear garden.





**Floor Plan**

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