



42 Rowan Walk



42 Rowan Walk
Leigh-On-Sea
Essex
SS9 5PL

Asking price £375,000



Perfect for a family! If it is space that you are looking for then you will love this four bedroom semi detached house in Eastwood, Leigh on Sea. Having converted some of the garage to make this large kitchen/breakfast room and being extended at the rear to give you a separate dining space, there is ample room for everyone to enjoy. Location wise you are hidden at the end of this quiet cul-de-sac, but dont worry, you have everything still at your fingertips with the towns parade of shops only a stones throw away and the highly sought after Bellhouse Pub where you can enjoy a lovely Sunday Roast or the luxury of a beer garden through the summer. Here you will find yourself in the School catchment for Eastwood Academy, ofsted ranked outstanding.



Entrance

Door into porch with double glazed windows to side, vinyl flooring, door into hallway comprising smooth ceiling with pendant lighting, vinyl flooring, radiator, airing cupboard, storage cupboard, stairs leading to first floor landing, doors to:

Downstairs Cloakroom

Two piece suite comprising wall mounted wash hand basin set into vanity unit and low level w/c, double glazed obscure window to front, smooth ceiling with pendant lighting, vinyl flooring, partially tiled walls.

Kitchen

19'4 x 7'9 (5.89m x 2.36m)

Range of wall and base level units with roll top work surfaces above incorporating ceramic sink and drainer unit, integrated double oven, gas hob, extractor unit over, space for full standing fridge and full standing freezer, integrated dishwasher and washing machine, double glazed window to side, double glazed door to side providing access to rear garden, smooth ceiling with fitted spotlights, vinyl flooring, radiator.

Lounge

22'5 x 18'1 (6.83m x 5.51m)

Double glazed patio doors to rear leading to rear garden, coved cornice to smooth ceiling with pendant lighting, vinyl click flooring, feature electric fireplace, radiator, open planned into:

Dining Room

10'9 × 9'2 (3.28m × 2.79m)

Double glazed window to rear, double glazed patio door to side, covered comicing to smooth ceiling with pendant lighting, wall standing radiator, vinyl click flooring.

First Floor Landing

Smooth ceiling, lift access, doors to:

Bedroom One

12'0 × 10'6 (3.66m × 3.20m)

Double glazed window to rear, coved comicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Two

11'8 × 11'1 (3.56m × 3.38m)

Double glazed window to front, coved comicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Three

12'6 × 7'2 (3.81m × 2.18m)

Double glazed window to rear, coved comicing to ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Four

11'8 × 6'7 (3.56m × 2.01m)

Double glazed window to front, coved comicing to ceiling with pendant lighting, radiator, carpeted flooring, storage over stairs.

Bathroom

Four piece suite comprising double shower cubicle with shower attachment over, panelled bath, wash hand basin set into vanity unit with mixer tap, low level w/c, double glazed obscure window to side, coved comicing to smooth ceiling with fitted spotlights, extractor fan, linoleum flooring, radiator, heated towel rail.

Front Garden

Crazy paved driveway providing off street parking for multiple vehicles, side gated access to rear garden, access to garage.

Rear Garden

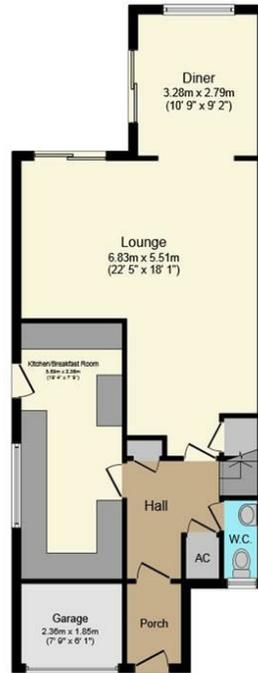
Decked seating area with surrounding lights, shingle pathway leading to rear of garden with access to shed, shingle water feature, lawn area, side gated access to front garden.

Garage

7'9 × 6'1 (2.36m × 1.85m)

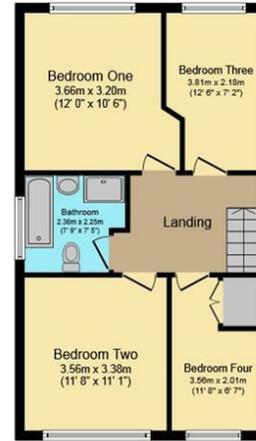
Up and over door, power and lighting.





Ground Floor

Floor area 70.0 sq. m. (753 sq. ft.) approx

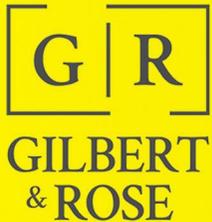


First Floor

Floor area 53.0 sq. m. (570 sq. ft.) approx

Total floor area 123.0 sq. m. (1,324 sq. ft.) approx

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