

**SCOTT &
STAPLETON**

EASTWOOD OLD ROAD
Leigh-On-Sea, SS9 4SG
Offers In Excess Of £400,000





EASTWOOD OLD ROAD

£400,000

LEIGH-ON-SEA, SS9 4SG

Scott & Stapleton are delighted to offer for sale this charming detached cottage situated in a quiet location overlooking open farmland & paddocks yet within easy reach of all amenities.

This super property is in excellent condition throughout and benefits from a large lounge/diner, good size kitchen/breakfast room, ground floor bedroom/office & shower room. Upstairs are 2 double bedrooms & another luxury fitted shower room.

Externally there is a cottage style courtyard rear garden with a useful brick built outbuilding whilst to the front is a full width block paved driveway providing ample off street parking.

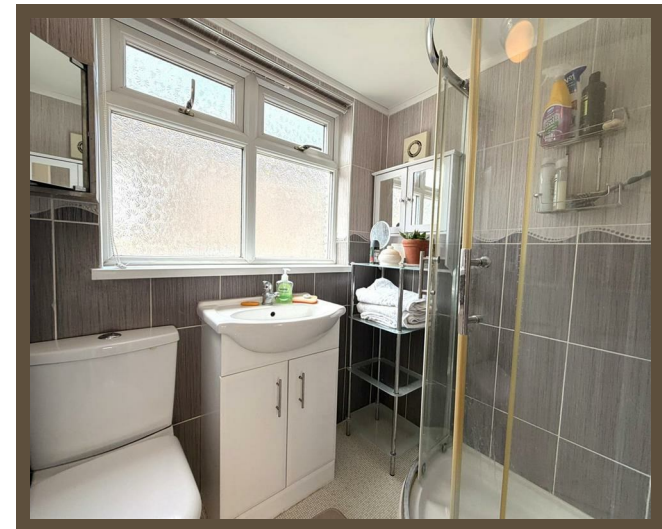
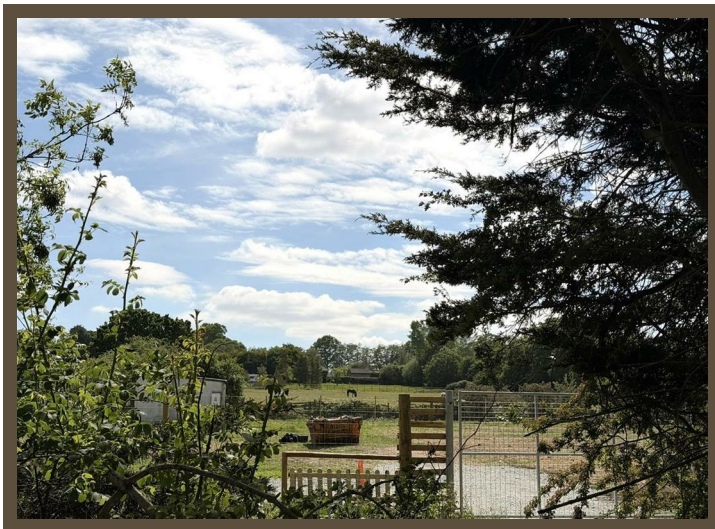
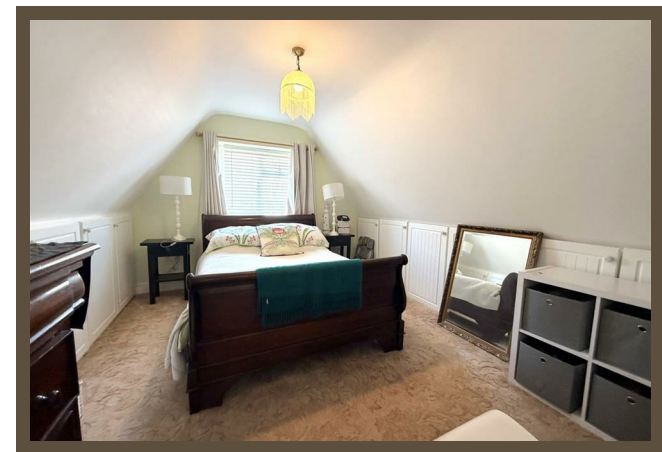
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Just a few yards away from woodland walks & Belfairs woods & golf course with local shops, schools & transport links.

A great opportunity to purchase a good size, great value detached house in a idyllic spot yet close to everything you could need. An early internal inspection is strongly advised.



Accommodation comprises

Composite style entrance door with obscure double glazed insets leading to entrance hall.

Entrance hall

2.9 x 1.7 (9'6" x 5'6")

Stairs to first floor with understairs storage, radiator, covered ceiling.

Lounge/Diner

5 x 4.9 (16'4" x 16'0")

Great size room with UPVC double glazed french doors to rear with adjacent full height UPVC double glazed windows. Radiator.

Kitchen/breakfast room

6.5 x 1.8 (21'3" x 5'10")

Large, bright room with UPVC double glazed window to front, half UPVC double glazed door to side. Vast array of base & eye level units with matching drawer pack & larder unit. Integrated electric oven, separate electric hob & extractor fan. Spaces for fridge/freezer, washing machine & tumble dryer. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, wall mounted Ideal boiler (not tested), tiled floor, covered ceiling.

Bedroom/Office

2.9 x 1.9 (9'6" x 6'2")

UPVC double glazed window to front. Radiator, covered ceiling.

Shower Room

1.9 x 1.5 (6'2" x 4'11")

Luxury white suite comprising of large corner shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls, heated towel rail, wall mounted mirror fronted cupboard, covered ceiling, extractor fan.

First floor Landing

2.6 x 1.7 (8'6" x 5'6")

Velux style window to side. Fitted storage cupboard, loft access.

Bedroom One

4.9 x 3 (16'0" x 9'10")

UPVC double glazed window to rear. Large eaves storage cupboards, walk in wardrobe space, radiator.

Bedroom Two

4.5 x 3 (14'9" x 9'10")

UPVC double glazed window to front. Large eaves storage cupboards, walk in wardrobe space, radiator.

Shower Room

1.8 x 1.4 (5'10" x 4'7")

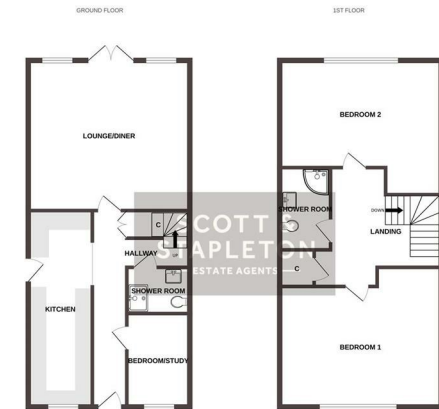
Obscure UPVC double glazed window to side. Luxury white suite comprising of corner shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls, heated towel rail, two wall mounted mirror fronted cupboards, extractor fan.

Rear Garden

Delightful courtyard style rear garden with ample space for alfresco dining or entertaining. An abundance of pots & shrub borders. Large useful brick built outbuilding currently used for storage but ideal for home office, gym, etc. Fully fenced, outside lighting & tap. Pedestrian access to front.

Front garden

Full width block paved driveway providing ample off street parking for approx. 3 cars.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		76	
		87	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC