

91 BROADWAY WEST LEIGH ON SEA, SS9 2BU





Brent Avenue, South Woodham Ferrers

SOUGHT AFTER LOCATION: Castle Estate Agents are delighted to offer FOR SALE this BEAUTIFUL 4 BEDROOM, 4 RECEPTION, 2 BATHROOM DETACHED HOUSE situated in this quiet road within the Elmwood School Catchment area. This property has many benefits including GARAGE, CONSERVATORY and OFF STREET PARKING.

- 4 Bedrooms
- 4 Receptions
- Off Street Parking x 2 cars
- Immaculate Condition
- Conservatory

- Detached House
- Garage
- En-Suite bathroon
- Downstairs W.C
- Walk to Train Station

£625,000 O.I.E.O Freehold

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Front aspect

Block paved off street parking for 2 cars, laid to lawn, outside lights, gated rear access, up and over doors to detached garage, mature shrub boarders, double glazed door with frosted glass inset to PORCH with tiled flooring and hardwood door with glass inset to:

Hallway

Tiled flooring, doors to all rooms, coving, stairs to first floor, power points, radiator in cover, dado rail.

Cloakroom

Radiator, tiled flooring, tiled splash backs, 2 piece White suite comprising of a low level flush toilet and hand wash basin, wood paneled half walls, down lighters.

Lounge 21' 9" by 10' 1" (6m 63cm by 3m 7cm), ()

Double glazed dual aspect windows to the front and side aspect with fitted blinds, coving, radiator, power points, tv point, brick built feature fire place, wood flooring, wall mounted lights, dado rail.

Bar/Play room 14' 6" by 13' (4m 42cm by 3m 96cm), ()

Double glazed window to the side aspect with fitted shutters and Double glazed French doors to the rear aspect, power points, coving, radiator, wall mounted lights, wood flooring, bar area, dado rail, ceiling light fan, hard wood door to side aspect.

Kitchen area 12'8" by 8'6" (3m 86cm by 2m 59cm), ()

Double glazed window to the rear aspect, tiled flooring, White shaker style eye level and base level units incorporating a range gas oven, hob and over extractor fan, integral dishwasher, washing machine and fridge freezer, matching work surfaces and splash backs, enamel sink with mixer taps, power points, tv point, down lighters, coving, open to:

Dining room 11' 4" by 10' 4" (3m 45cm by 3m 15cm), ()

Double glazed window to the side aspect with fitted shutters, coving, tiled flooring, power points, radiator, open to:











Conservatory 12' by 10' 4" (3m 66cm by 3m 15cm), ()

Double glazed windows and French doors to to and side aspect, 2 x radiators, tiled flooring, wall mounted lights, power points, ceiling fan.

First floor landing

Doors to all rooms, power points, coving, radiator, loft access, half wood paneled walls, double glazed window to side aspect.

Bedroom 1 13' by 11' (3m 96cm by 3m 35cm), ()

Double glazed window to the side aspect with fitted shutters, dado rail, coving, power points, tv point, radiator, spot lights, fitted mirrored wardrobes with access to and door to En-suite.

En-suite

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, shower cubicle with wall mounted mains shower, fully tiled splash backs, radiator, tiled flooring, Double glazed frosted window to the rear aspect.

Bedroom 2 15' by 9' (4m 57cm by 2m 74cm), ()

Dual aspect double glazed windows to the front and side aspect, power points, radiator, tv point, coving.

Bedroom 3 12' by 10' 4" (3m 66cm by 3m 15cm), ()

Double glazed window to the front aspect with fitted blinds, power points, radiator, tv point.

Bedroom 4 12' 2" by 10' 8" (3m 71cm by 3m 25cm), ()

Double glazed window to the side aspect with fitted blinds, power points, radiator, tv point.

Family bathroom

4 Piece White suite comprising of a low level flush toilet, free standing hand wash basin with mixer taps, free standing bath with mixer taps, shower cubicle with wall mounted mains shower, fully tiled splash backs, tiled flooring, double glazed frosted window to the rear aspect, down lighters, coving, heated towel rail.











Rear garden

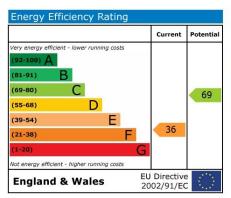
Approx 60ft with 2 x seating areas, one decking and one paved, areas and patio, outside lights, laid to lawn, gated side access, raised flower beds, mature side boarders, tiki covered seating area, door to garage.

Garage

Up and over door, power and lighting, door to rear aspect.

Side garden

Decking area with hot tub, outside lights, outside tap.



	Current	Potentia
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68)		-
(39-54)	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		



































