



**BRITISH  
PROPERTY  
AWARDS**

2024 - 2025



**GOLD WINNER**

LETTING AGENT  
IN SOUTH EAST  
(SOUTH ESSEX)



**BRITISH  
PROPERTY  
AWARDS**

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**GOLD WINNER**

LETTING AGENT  
IN LEIGH-ON-SEA



**BRITISH  
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**GOLD WINNER**

ESTATE AGENT  
IN LEIGH-ON-SEA



## Kendal Way, Leigh On Sea

**BEAUTIFUL DETACHED HOUSE:** Castle Estate Agents are pleased to offer FOR SALE this LARGE 4 DOUBLE BEDROOM FAMILY HOME ideally positioned in a cul de sac in a HIGHLY SOUGHT-AFTER LOCATION. Within easy walking distance to LOCAL SHOPS, RESTAURANTS, BUS ROUTES, with quick access to the A127.

- Detached House
- Stunning rear garden
- Off street parking x 3 cars
- Kitchen/Diner
- Down stairs wc
- 4 Double Bedrooms
- Garage
- Lounge/Diner
- En-Suite
- Cul De Sac location

**£550,000 Freehold**

## Front aspect

Block paved off street parking x 3 cars, mature well stocked side borders, outside light, double gated side access, double glazed front door with frosted glass leaded insets to:

## Hallway

Wood beams to walls, hardwood door to:

## Lounge/Diner 25' 7" by 11' 7" (7m 80cm by 3m 53cm)

2 x Radiators, double glazed leaded windows to the Front aspect, power points, television point, feature brick built fire place with gas and open, wood beamed walls and ceilings open to DINING AREA with double glazed French doors to rear aspect:

## kitchen/Diner 17' by 10' 9" (5m 18cm by 3m 28cm), ()

Cream eye level and base level units, boxed edge work surfaces, Stainless steel 1 1/4 bowl sink and single drainer with mixer taps, double glazed window and door to rear aspect, 4 ring gas hob with over extractor fan and double fitted oven, integral a washing machine, fridge freezer and dish washer, power points, tiled flooring, spot lights, tiled splash backs, wine rack, radiator.

## Inner hallway

Stairs to first floor, storage cupboard, dado rail.

## Down stairs wc

2 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit and mixer taps, radiator, tiled flooring.

## Landing

double glazed window to the side aspect, radiator, dado rail, storage cupboard with wall mounted boiler, power points, loft access, doors to all rooms.

## Bedroom 1 11' 3" by 11' 2" (3m 43cm by 3m 40cm), ()

Double glazed leaded window to front aspect, fitted up and over wardrobes and bedroom furniture, power points, tv point, radiator.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.



## En- Suite

4 piece white suite comprising of low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with wall mounted mains rainfall shower over and bidet, fully tiled splash backs, radiator, double glassed frosted window to the side aspect, tiled flooring.

## Bedroom 2 11' 6" by 11' 11" (3m 51cm by 3m 63cm), ( )

Double glazed window to rear aspect, dado rail, power points, tv point, radiator.

## Bedroom 3 11' 4" by 9' 5" (3m 45cm by 2m 87cm), ( )

Double glazed window to rear aspect, power points, radiator.

## Bedroom 4 9' 5" by 8' 11" (2m 87cm by 2m 72cm), ( )

Double glazed leaded window to front aspect, power points, tv point, radiator.

## New bathroom

3 piece white suite comprising of low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, wood beamed to ceiling, tiled splash backs, radiator, dado rail, double glassed frosted window to the side aspect, tiled flooring.

## Rear garden

Measuring approximately 50ft, mainly Astro turfed, mature well stocked shrub borders, large paved patio area, outside tap, outside light, double gated side access, electric awning, wood shed, brick built bar b q area.

## Garage 17' 4" by 8' 2" (5m 28cm by 2m 49cm), ( )

Electric door to front aspect, power and lighting, wall mounted electric charger point.



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## Agents notes

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CASTLE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Agents notes

Disclaimer: This listing is on behalf of an employee to of the company



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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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