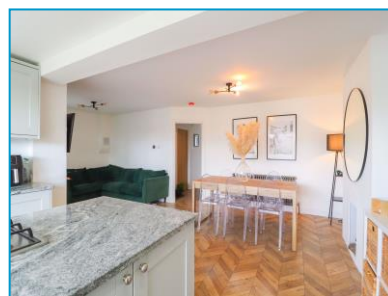
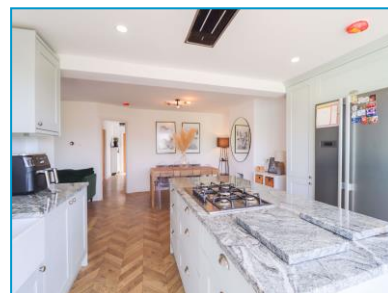




**MORGAN
BROOKES**
≡ ESTATE AGENTS ≡
HELPING YOU GROW



Fairfield Road, Leigh-On-Sea



Morgan Brookes believe - If you are looking for an immaculate & fully refurbished home, look no further. Our sellers have put in a great deal of effort to bring this property up to an impeccable standard! The modern kitchen, bathroom, brand-new electrics & heating system will provide you with all the comforts of modern living. Don't miss out on this fantastic opportunity to own a newly refurbished home.

Our sellers love - Spending time in the open plan family room, enjoying quality time with friends & family in the tranquil west-facing garden on a perfect summer's day!

Key Features

- Fully Refurbished Semi-Detached Home.
- Extended To The Rear.
- Re-fitted Kitchen, Bathroom, Electrics & Heating.
- Approximately 80ft West Facing Garden.
- Private Front Garden.
- Popular Area Of Eastwood, Leigh-On-Sea.
- Close To Local Shops, Amenities & Schools.

**Guide Price £400,000 -
£425,000**

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morganbrookes.co.uk

Fairfield Road, Leigh-On-Sea

Entrance

Double Glazed panelled door leading to Entrance Hallway.

Entrance Hallway

Fitted storage cupboard, radiator, wood effect flooring, smooth ceiling, doors leading to:

Family Room

22' 2" NT 14' 7" x 21' 3" NT 8' 11" (6.75m x 6.47m)

Living Area: Double glazed window to side and rear aspects, double glazed panelled door leading to Utility Room, TV mounts, space for Entertainment Equipment, radiator, wood effect floor, smooth ceiling with down lights, opens to:

Dining Area: Feature fire place, raw metal radiator, wood effect flooring, smooth ceiling with down lights, opens to:

Kitchen Area: Double glazed by-fold doors to rear garden, fitted with a range of base and wall mounted units with integrated appliances, two ovens, space for American Fridge / Freezer, butler sink, central island with five point gas hob and flush mounted ceiling extractor, wood effect flooring, smooth ceiling with down lights.

Utility Room

7' 2" x 5' 7" (2.18m x 1.70m)

Double glazed window to rear and side aspect, double glazed panelled door to rear garden, space and plumbing for appliances, wood effect flooring.

Master Bedroom

12' 6" (Into Bay Window) x 12' 4" (3.81m x 3.76m)

Double glazed window to front aspect, radiator, carpet flooring, smooth ceiling.

Second Bedroom

11' 1" x 10' 11" (3.38m x 3.32m)

Double glazed window to front aspect, radiator, carpet flooring, smooth ceiling.

Third Bedroom

8' 11" x 6' 10" (2.72m x 2.08m)

Double glazed window to side aspect, radiator, carpet flooring, smooth ceiling.

Family Bathroom

7' 11" x 6' 9" (2.41m x 2.06m)

Obscure double glazed window to side aspect, paneled bath, walk in shower cubicle with raised shower system, vanity unit with integrated hand basin and low level W/C, stainless steel towel rail, vinyl flooring.

Rear Garden

Approximately 80ft West Facing Garden, with decked seating area from property, hard standing to side, walled planting area, additional decked areas, remainder is laid to lawn, shrub and flower areas, trees, gated side access.

Front Of Property

Dwarf wall to front, picket fence to side, path leading to front door, remainder is laid to lawn.



Local Authority Information
Southend-on-Sea Borough Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

**Guide Price £400,000
- £425,000**

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.