



## Eastwood, Offers in Excess of £440,000, 4 Bedroom Semi Detached House

Superb **FOUR BED** Family Home with Two Gardens one Approx. 90ft.  
Good size Lounge and Modern 26ft Fitted Kitchen / Breakfast Room, Two Bathrooms.  
One a Half Width Garage and Off Street Parking for 2 - 3 vehicles.

**MUST BE VIEWED.**

Council Tax Band: C    EPC Rating: C



**ESSEX GUILD HOMES**

WE VALUE PEOPLE, NOT JUST PROPERTY

Eastwood, Essex, SS9 4DY

**SUPERB FOUR BEDROOM FAMILY HOME  
WITH BEDROOMS ON EACH FLOOR**

**UNIQUE FULLY-ENCLOSED GARDENS TO FRONT AND BACK  
ONE APPROX. 90 FT**

**15 FT 3 LOUNGE WITH BAY WINDOW TO FRONT  
AND FEATURE CEILING LIGHTING**

**26 FT 1 MODERN KITCHEN / BREAKFAST ROOM  
AND SEPARATE UTILITY ROOM**

**TWO MODERN BATHROOMS ONE ON EACH FLOOR**

**ONE-AND-A-HALF WIDTH GARAGE WITH UP-AND-OVER DOOR  
AND SEPARATE DOOR TO GARDEN**

**OFF-STREET PARKING FOR 2-3 VEHICLES**

**VERY LARGE PLOT WITH LOTS OF SPACE FOR EXTERNAL GARDEN ROOMS  
AND STORAGE**

**MUST BE VIEWED**

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**Energy Performance Rating: C**

**Council Tax Band: C**

**Inspected By:** Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**Rooms:**

**Entrance Hall**

7' 9" x 9' 9" (2.36m x 2.97m)

**Lounge**

15' 3" x 12' 2" (4.64m x 3.71m)

**Kitchen / Breakfast Room**

26' 1" max x 18' 8" max (7.94m x 5.69m)

**Utility Room**

9' 1" x 6' 7" (2.77m x 2.01m)

**Ground Floor Bathroom**

9' 8" x 5' 7" (2.94m x 1.70m)

**Ground Floor Bedroom**

10' 8" x 9' 6" (3.25m x 2.89m)

**First Floor Landing**

11' 3" x 2' 6" (3.43m x 0.76m)

**Bedroom**

13' 7" x 11' 5" (4.14m x 3.48m)

**Bedroom**

13' 1" x 7' 5" (3.98m x 2.26m)

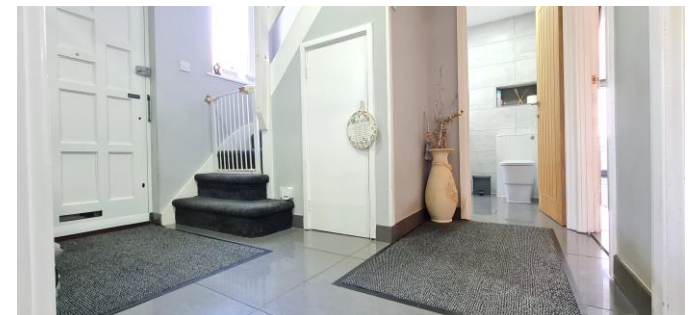
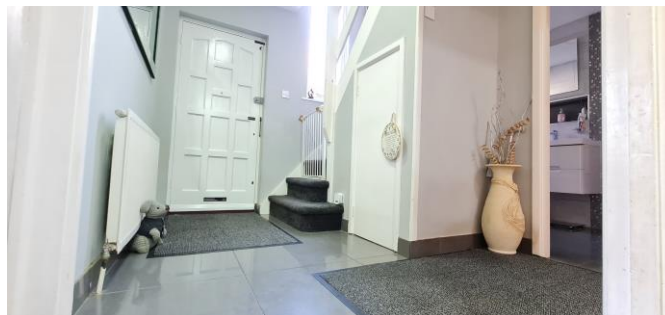
**Bedroom**

11' 5" x 8' 11" (3.48m x 2.72m)

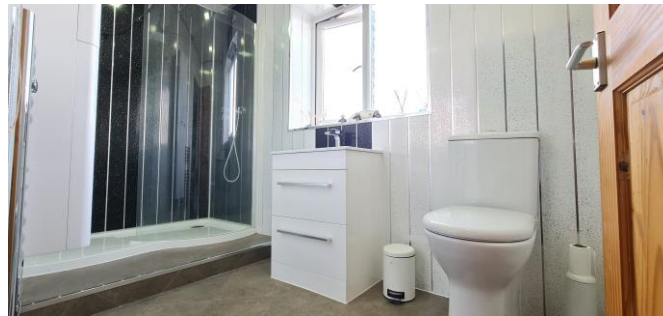
**First Floor Shower Room**

10' 5" x 5' 2" (3.17m x 1.57m)

**Rear Garden, Front Garden & Drive**



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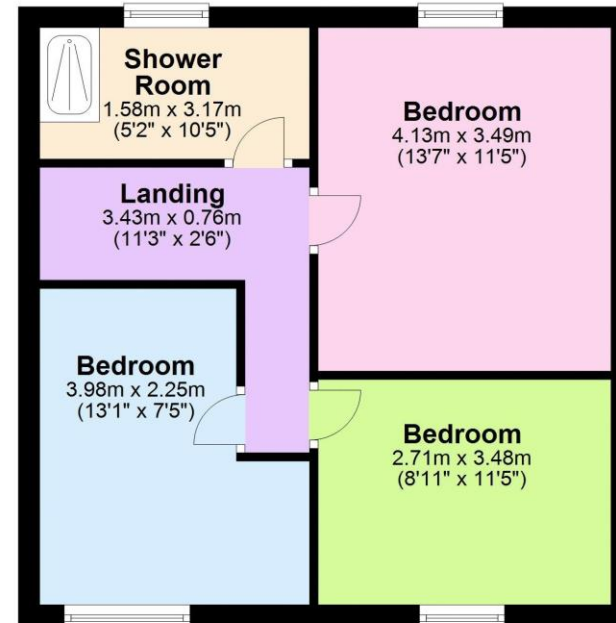
### Ground Floor

Approx. 69.7 sq. metres (750.8 sq. feet)



### First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 117.0 sq. metres (1258.8 sq. feet)

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