

ESSEX GUILD HOMES: | 75 EASTWOOD ROAD, RAYLEIGH, ESSEX, SS6 7JN | TEL NO: 01268 777728 | www.essexguildhomes.co.uk



Eastwood, Guide Price £600,000 - £625,000, 4 Bedroom Detached House

Impressive, Prominent, Detached Four Bed Family Home with Good Size Accommodation Throughout. Easily Extendible to Rear if you need more space ! 22ft Large Lounge to with Doors to 80ft Rear Garden, Sep Dining Room, Large Garage. SOME UPDATING REQUIRED HENCE PRICE. Viewing Essential. No Chain

Council Tax Band: E EPC Rating: D Tenure: Freehold



53a Springwater Road, Essex, SS9 5BJ

**EXECUTIVE SALE / PROBATE GRANTED / NO CHAIN / QUICK MOVE
POSSIBLE**

SOME UPDATING REQUIRED WHICH IS REFLECTED IN THE ASKING PRICE

IMPOSING & PROMINENT DETACHED FOUR BEDROOM FAMILY HOME

22FT 2 X 13FT LOUNGE OVERLOOKING REAR GARDEN

SEPARATE 12FT DINING ROOM

20FT 7 THROUGH FITTED KITCHEN / UTILITY

EN-SUITE TO MASTER WITH VIEWS TO REAR

**FAMILY BATHROOM WITH DOUBLE ENDED BATH & ORNATE FITTED
FURNITURE**

APPROXIMATELY 80FT REAR GARDEN

IDEAL TO EXTEND TO REAR

Energy Performance Rating:

Council Tax Band: E

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

17' max x 8' (5.18m x 2.44m)

Ground Floor WC with Double Glazed Window to Front

5' 10" x 3' 3" (1.78m x 0.99m)

Lounge with Windows and Double Doors to 80ft Garden

22' 2" x 13' 0" (6.75m x 3.96m)

**Dining Room with Double Glazed Window to side and Doors to Lounge
and Kitchen**

12' 0" x 9' 8" (3.65m x 2.94m)

Through Fitted Kitchen open to Utility Area

20' 7" x 9' 10" (6.27m x 2.99m)

Main Fitted Kitchen Area which could be opened up to the Dining Room

11' 2" x 9' 10" (3.40m x 2.99m)

Kitchen Utility Area with Door to Side

9' 2" x 8' 0" (2.79m x 2.44m)

Bright First Floor Landing with fitted Cupboard

16' 0" x 9' 0" (4.87m x 2.74m)

Master Bedroom with Views over Garden and En-Suite Shower Room

17' 4" narrows to 13' 4" x 12' 9" (5.28m > 4.06m x 3.88m)

En-Suite to Master with Shower, Basin and WC

9' 8" x 3' 8" (2.94m x 1.12m)

Bedroom Two with Views over Rear Garden

17' 2" narrows to 14' 1" x 9' 2" (5.23m > 4.29m x 2.79m)

Bedroom Three with Elevated Views to Front

11' 7" x 10' 6" (3.53m x 3.20m)

Bedroom Four with Elevated Views to Front

10' 3" x 10' 5" max (3.12m x 3.17m)

Family Bathroom with Ornate Fitted Furniture and Double Ended Bath

10' x 6' 1" (3.05m x 1.85m)

Rear Garden Approximately 80ft

Front Drive with Multiple Parking

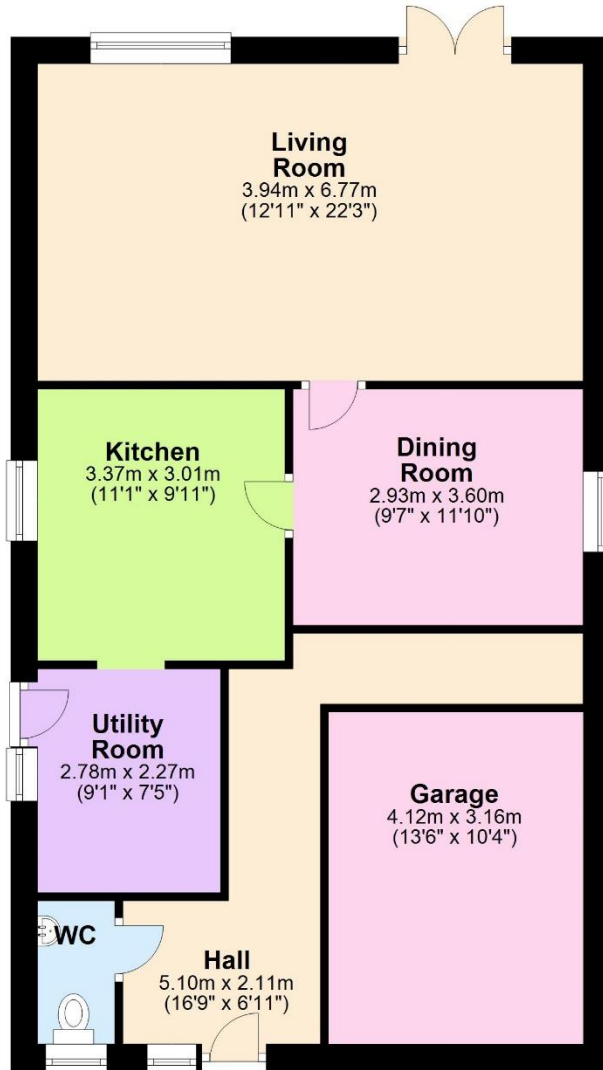
One and a Half-Width Garage with Electric Roller Door





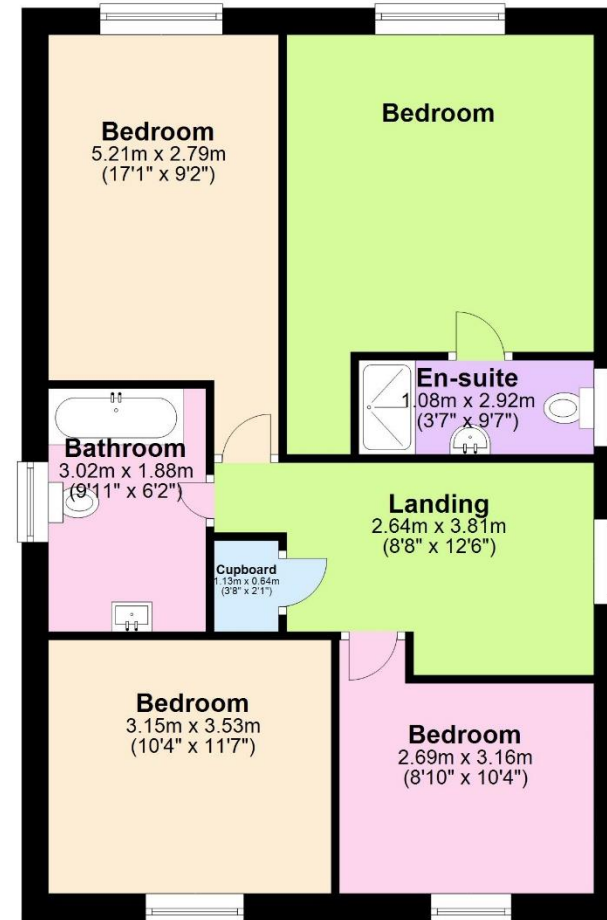
Ground Floor

Approx. 82.2 sq. metres (884.6 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



Total area: approx. 153.1 sq. metres (1648.2 sq. feet)

◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆