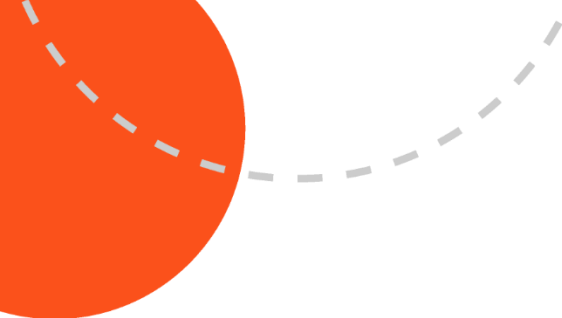




Pinewood Avenue, Eastwood, Leigh-On-Sea, Essex, SS9 5PH  
3/4 bedroom detached house / £495,000 / t. 01702 555888





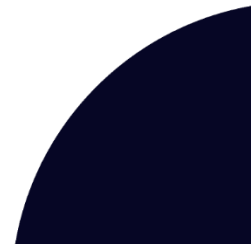
A beautifully presented double-storey and side-extended **three/four-bedroom** detached family home, situated in this highly sought-after turning in the heart of Eastwood. Offering spacious, flexible and versatile accommodation, this impressive property is perfectly suited to modern family living.

The ground floor features a generous lounge/diner, modern fitted kitchen/breakfast room, convenient WC and a versatile study/playroom that could also serve as a fourth bedroom (subject to a door being installed). Upstairs, the property offers well-proportioned bedrooms and a four-piece family bathroom.

Externally, the home benefits from a secluded south-facing rear garden, together with a converted garage providing an ideal home office and additional storage space. To the front, a large driveway offers off-street parking for three/four vehicles.

Ideally located on Pinewood Avenue, a quiet residential turning in the heart of Eastwood, the property is within easy reach of local parks, shops, pubs and a wide range of everyday amenities. It also falls within the catchment areas for Eastwood Primary School and Eastwood Academy, making it an excellent choice for families. Excellent transport links are close by, with major trunk roads providing convenient access to surrounding areas.

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1ST FLOOR



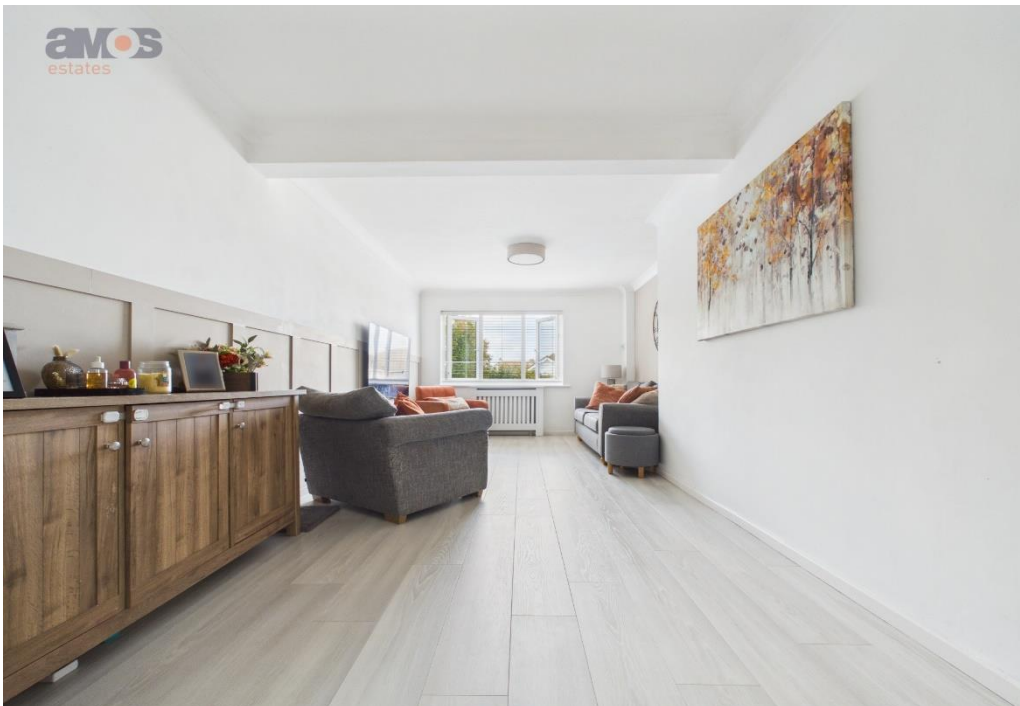
**A space to  
call home.**

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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## Highlights

- \ **Extended Three/Four Bedroom Detached Family Home**
- \ **Spacious & Versatile Accommodation**
- \ **Large Lounge/Diner**
- \ **Modern Fully Fitted Kitchen/Diner**
- \ **Ground Floor W.C**
- \ **Study/Playroom/Potential Bedroom**
- \ **Generous Size Bedrooms**
- \ **Four Piece Family Bathroom**
- \ **Ample Storage**
- \ **Secluded South Facing Rear Garden**
- \ **Converted Garage Providing Home Office/Storage**
- \ **Off Street Parking For Three/Four Vehicles**
- \ **Quiet Residential Turning**
- \ **Close To Shops, Parks & Amenities**
- \ **Excellent School Catchments**
- \ **Major Trunk Roads Nearby**
- \ **Council Tax Band - D**





Composite entrance door with obscure double glazed window adjacent opening to entrance hall.

### **Entrance Hall 16'9 x 5'8 \**

Wood effect flooring, attractive panelling, carpeted stairs with timber balustrade leading to first floor, understairs storage cupboard housing meters and consumer unit, further storage cupboard, smooth plastered and coved ceiling with inset spotlights, doors to accommodation off.

### **Lounge/Diner 22'10 x 10'6 Reducing to 8'10 \**

uPVC double glazed window to front, two radiators, wood effect flooring, coved ceiling, attractive panelling, power points, TV point.

### **Kitchen/Breakfast Room 17'2 Reducing to 10'10 x 14'7 \**

Well fitted kitchen comprising ceramic sink and drainer unit with extendable mixer tap inset into a range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated fridge freezer, integrated dishwasher, integrated tumble dryer, integrated washing machine, integrated Bosch oven with four ring Bosch gas hob above and chimney style extractor over, integrated wine chiller, tiled splashbacks, wood effect flooring, power points, uPVC double glazed window to rear with uPVC double glazed French doors adjacent leading to rear garden, radiator, smooth plastered ceiling with inset spotlights, USB charging points.

### **Study/Playroom/Potential Ground Floor Bedroom Four 15'6 x 6'2 \**

uPVC double glazed window to front, radiator, laminate flooring, power points, smooth plastered and coved ceiling.





### **Ground Floor WC \**

Two piece suite comprising push button WC, vanity wash basin with chrome mixer tap and storage below, radiator, wood effect flooring, smooth plastered and coved ceiling with inset spotlights, extractor.

### **Landing 17'7 x 5'9 Reducing to 4'4 \**

Fitted carpet, smooth plastered and coved ceiling with inset spotlights, power points, attractive panelling, uPVC double glazed window to side, doors to accommodation off.

### **Bedroom One 16'7 x 12'2 Reducing to 8'10 \**

(Formerly two bedrooms which could easily be converted back if so desired). uPVC double glazed windows to front, fitted carpet, radiator, power points, ample storage cupboards and fitted wardrobes, smooth plastered and coved ceiling with inset spotlights.

### **Bedroom Two 10'7 x 8'10 \**

Fitted carpet, Velux window, radiator, power points, fitted wardrobe/storage cupboard, coved ceiling, inset spotlights.

### **Bedroom Three 10'7 x 7'10 \**

uPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling with inset spotlights.

### **Bathroom 7'5 x 6'5 \**

Modern four piece suite comprising panelled bath with chrome controls, vanity wash basin with chrome mixer tap and storage below, push button WC, shower cubicle with shower over, wood effect flooring, uPVC obscure double glazed window to rear, smooth plastered and coved ceiling with inset spotlights, heated towel radiator.





### **Rear Garden \**

The property benefits from a beautiful secluded south facing rear garden measuring approximately 65ft in depth, commencing with patio providing outside seating facility whilst the remainder is mainly laid to established lawn with decking adjacent and further landscaped seating area to far rear, well stocked flower beds, outside lighting, outside tap, timber gate providing side access to front with further timber gate adjacent leading to outside storage area with two timber sheds and access to converted garage.

### **Office 9'1 x 8'5 \**

Part converted from the garage, the remainder remains as storage facility, wood effect flooring, smooth plastered ceiling with inset spotlights, power points.

### **Storage Facility \**

Electric roller shutter door to front, ample storage.

### **Front Garden \**

Large block paved driveway providing off street parking for three to four vehicles.







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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

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