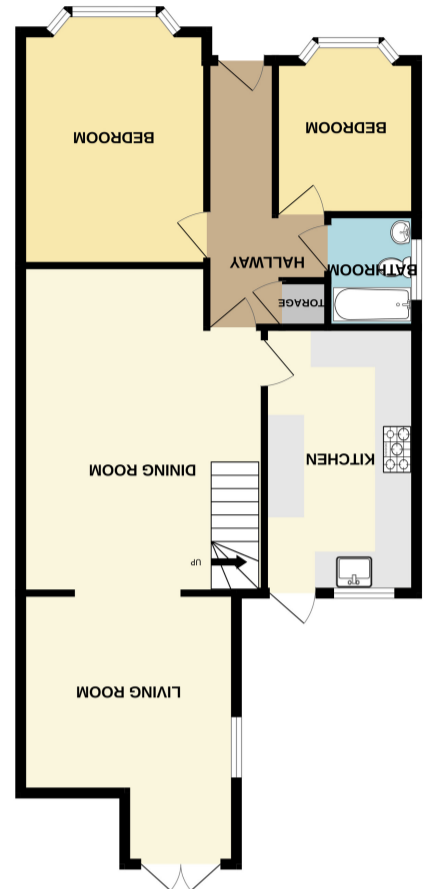


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 1181 sq ft (109.7 sq m) approx. Made with Metropac 2024



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	83
B (81-91)	72
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



21 Wren Close | Leigh-on-Sea | Essex | SS9 5AG

GUIDE PRICE  
£475,000



#### ADDITIONAL INFORMATION

A bit of history...The rear garden backs onto historic Edwards Hall Park, renowned for its Royal connections with King Henry VIII, being the last known King to hunt in the area, using Eastwood Lodge as his retreat.

Fully renovated 2018  
Boiler last serviced December 2023  
Extension to rear 2006  
Additional land to rear purchased 2006

#### FRONT OF PROPERTY

Situated in the quiet Wren Close, this highly desirable and attractive frontage with large driveway for multiple vehicles. Detached brick-built garage with double fronted stylish doors.

#### REAR GARDEN

A gorgeous outside space to accommodate all your entertaining and relaxing needs. Large paved area, perfect for al-fresco dining; Sleepers to raised flower beds; Fully fenced; Gate to additional large lawn area, providing the perfect spot for children to play on/in their trampoline/paddling pool. Plenty of space for the football enthusiasts...the benefits are endless and a rarity to find a property offering such huge and beautiful outdoor entertaining areas. Large storage shed to the side with doors to both ends. Outside ambient lighting sets the mood for those evenings spent relaxing in your park-like garden.

#### LIVING/DINING AREAS

29' 0" x 13' 5" (8.84m x 4.09m) Absolutely beautifully designed and presented living and dining areas. Light and bright, stylish and spacious areas boasting: Solid ash timber flooring; Bespoke cabinetry and floating shelving to dining alcoves; Feature fireplace log burner; Column radiators; French Doors leading to rear garden; Roman blind to side aspect window; Ceiling light fittings and ceiling spotlights. Solid Ash staircase leading to upper floor.

#### KITCHEN

14' 4" x 8' 6" (4.37m x 2.59m) 14' 4" x 8' 6" (4.37m x 2.59m) Chef's delight kitchen spoils you with: Solid Ash timber Shaker style units with under cabinet lighting; Worktops are made from the highly durable and beautifully grained Iroko wood, to include a bespoke Iroko timber breakfast bar; Slate tiles to floor; Space for American style fridge freezer; Victorian style mixer taps to Butler sink; Space for Dishwasher and Washing Machine; Integrated electric oven; Integrated 5 ring gas hob; Angled chimney style extractor fan; Tiled splash backs; Ceiling spot light fittings; Vertical blinds to window; Door to rear garden.

#### DOWNSTAIRS BATHROOM

Classic family bathroom comprising of: Three piece suite to include Victoria style basin with hot and cold taps; WC with level flush; Shower over bath; Bi-fold glass shower screen; Contemporary design wall tiles; Slate tiles to floor; High polished chrome fixtures and fittings; Ceiling light fitting; Tile edged wall hung mirror; Radiator. Wall hung bathroom cabinet; Extractor fan. Roller blind to frosted window.

#### BEDROOM ONE & EN-SUITE

Indulge in this spacious and sophisticated bedroom suite boasting walk-in-robe and en-suite shower. Rarely will you find a bedroom with such immense space as is offered here. Quality Ash wood flooring throughout; Integral blinds to double doors to your own balcony enjoying uninterrupted park views, Plantation shutters to front aspect windows; TV/Media wall; Radiator; Ceiling light fittings.

Spacious Walk-in-Robe with plenty of hanging space, drawers, and shelves.

En-Suite comprises of: Fully tiled to walls and flooring; Walk-in shower with glass partition panel; Mixer tap to basin; Vanity unit; Concealed cistern WC; Polished chrome towel radiator; Extractor fan; Wall hung mirror;

#### BEDROOM TWO

12' 9" x 10' 2" (3.89m x 3.10m) Spacious second double bedroom to ground floor front aspect. Solid Ash wood flooring; Solid timber built-in robes to two walls providing plenty of storage space, plus additional desk space; Roman blind to lead panel bay window; Floating shelves; Ceiling light fittings; Radiator.

#### BEDROOM THREE & EN-SUITE WC

9' 10" x 7' 6" (3.00m x 2.29m) Good sized bedroom boasting two-piece en-suite WC. Solid Ash timber flooring; Floating shelves; Venetian blinds to front aspect windows; Ceiling spot light fittings; Radiator. En-Suite WC comprises of: Mixer tap to basin; Vanity unit; Wall-hung mirror; Tiled splash backs; Towel radiator; Extractor fan.

#### BEDROOM FOUR/OFFICE/STUDY

9' 5" x 7' 8" (2.87m x 2.34m) A beautiful room and consistent with the other bedrooms, this room boasts: Solid Oak flooring; Roman blind to lead panel bay window to ground floor front aspect; Radiator; Ceiling light fittings.

