



Leigh-On-Sea, Guide Price £600,000 -£610,000, 3 Bedroom Detached Bungalow

SUPER PLOT **Over 50 ft Wide** And **2,000 Sq ft** of Accommodation. Detached Three Bed Bungalow with a "**Park Like**" South Facing **Garden of over 130 ft**. Well Presented and so much potential to create an Annexe etc. Large Lounge, Dining Room, Fitted Kitchen plus Utility (See Floor Plans). **No CHAIN !**

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



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Springwater Road, Eastwood, Leigh-on-Sea, Essex, SS9 5BJ

APPROX 2,000 SQ FT OF ACCOMMODATION

VERY WIDE 50 FT PLUS REAR GARDEN IN EXCESS OF 130 FT

DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS

18 FT LOUNGE AND 14 FT 10 DINING OVERLOOK THE LANDSCAPED REAR GARDEN

FITTED KITCHEN & UTILITY ROOM

* POTENTIAL TO CONVERT RIGHT HAND SIDE OF PROPERTY TO AN ANNEXE *

A VERY LARGE BUNGALOW WITH SO MUCH OPPORTUNITY TO RECONFIGURE

SOUTH FACING REAR GARDEN OVER 130 FT IN TWO SECTIONS

* POTENTIAL AND SPACE FOR AN EN-SUITE *

NO CHAIN / KEYS HELD FOR VIEWINGS

Energy Performance Rating: D

Council Tax Band: D

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, Wide and Bright

16' 0" max x 9' 1" max (4.87m x 2.77m)

Lounge with Double Glazed Windows Overlooking Landscaped Garden

18' 1" x 12' 6" (5.51m x 3.81m)

This room adjoins the Dining Room and could be opened Up!

Dining Room with Double Glazed Windows Overlooking Landscaped Garden

14' 10" x 9' 2" (4.52m x 2.79m)

Fitted Kitchen with Door to Utility and Dining Room

12' 4" x 10' 0" (3.76m x 3.05m)

Utility Room opens to Kitchen & Garage (Potential Conversion) !

13' 10" x 8' 9" (4.21m x 2.66m)

Opportunity to Open up the Spaces or Create an Annex.

Bathroom with WC, Wash Hand Basin & Shower Over Bath
7' 7" x 7' 0" (2.31m x 2.13m)

Sep WC with Double Glazed Window to Front
5' 4" (1.62m)

Bedroom One with Double Glazed Windows Overlooking Landscaped Garden
16' 2" x 10' 4" (4.92m x 3.15m)

Bedroom Two with Double Glazed Window to Front
12' 7" x 10' 6" (3.83m x 3.20m)

Bedroom Three with Double Glazed Windows Overlooking Landscaped Garden
12' 5" x 8' 9" (3.78m x 2.66m)

South Facing Rear Garden in Excess of 130 ft : Very Well Landscaped with Screened Off Area with Shed to Rear

Front Drive allows Multiple Parking

Front Garden with Potential for Further Parking
Currently laid to lawn with established beds / borders.

Garage
18' 7" x 9' 8" (5.66m x 2.94m)







General Notes:

Heating: Via Gas Boiler and Radiators

Electricity: Mains

Gas: Mains

Water and Sewerage: Mains

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Construction: Standard Brick Built

Mobile Connection: Good 4G & 5G Connections

Broadband: Standard to Ultrafast



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