



COUNTRYSIDE ESTATES

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76 Moor Park Gardens, Leigh-On-Sea, Essex, SS9 4PY

£335,000 Freehold

A WELL MAINTAINED SEMI-DETACHED TWO BEDROOM BUNGALOW offering good sized accommodation including 17'4 x 12'5 lounge with feature fire place, kitchen with fitted solid wood units and open plan to a upvc double glazed conservatory. Two double bedrooms with fitted wardrobes to bedroom one and a fully tiled shower room. Externally, an approx 43ft long south facing rear garden, with patio area and wooden summer house. To front a hard standing driveway leading to carport providing ample off street parking.

This bungalow is ideally situated on the popular Belfairs estate and is within walking distance of popular Woodcutters shopping facilities, Belfairs Park and Fairway's School is close by.

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Accommodation

Upvc double glazed entrance door, leading to:

Entrance Hall



Coved artex ceiling, carpet, radiator, telephone and power points. Storage cupboard. Access to loft via hatch with pull down ladder, part boarded, fully insulated and lighting. Doors leading to:

Lounge 17'4 x 12'5 (5.28m x 3.78m)



Upvc double glazed french doors leading to rear garden, coved artex ceiling, carpet, feature fireplace with inset gas fire, dado rail, two radiators, TV and power points.



Kitchen 10'10 x 8'11 (3.30m x 2.72m)



Upvc double glazed window to side aspect, coved smooth plastered ceiling with inset spotlights, tiled flooring, fitted kitchen with solid wood wall and base units, tiled splash backs, ceramic one and half sink with drainer and chrome mixer tap, electric hob with extractor fan over, double oven, radiator, TV and power points. Open plan to:



Conservatory 8'8 x 8'6 (2.64m x 2.59m)



Upvc double glazed windows and french doors leading to rear garden, tiled flooring, radiator and power points.

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Bedroom Two 12'0 x 9'8 (3.66m x 2.95m)



Upvc double glazed leadlight window to front aspect, coved smooth plastered ceiling, carpet, radiator, TV and power points.

Bedroom One 15'10 x 11'5 (4.83m x 3.48m)



Shower Room 8'1 x 5'6 (2.46m x 1.68m)



Upvc double glazed leadlight window to front aspect, coved smooth plastered ceiling, fitted wardrobes, radiator, TV and power points.

Two upvc double glazed obscure windows to side aspect, coved smooth plastered ceiling with inset spotlights, tiled flooring, fully tiled walls, large shower cubicle with glass door, vanity unit with inset wash hand basin and chrome mixer tap, concealed w.c, heated towel rail, tall vanity unit/storage cupboard.



Rear Garden approx 43' x 25' (approx 13.11m' x 7.62m')



South facing landscaped rear garden, commencing with patio

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area leading to lawned area bordered with established flowerbeds and shrubs, wooden summer house with power supply. Electronically controlled sun canopy, good sized side access with wooden shed with power supply.



Front Garden

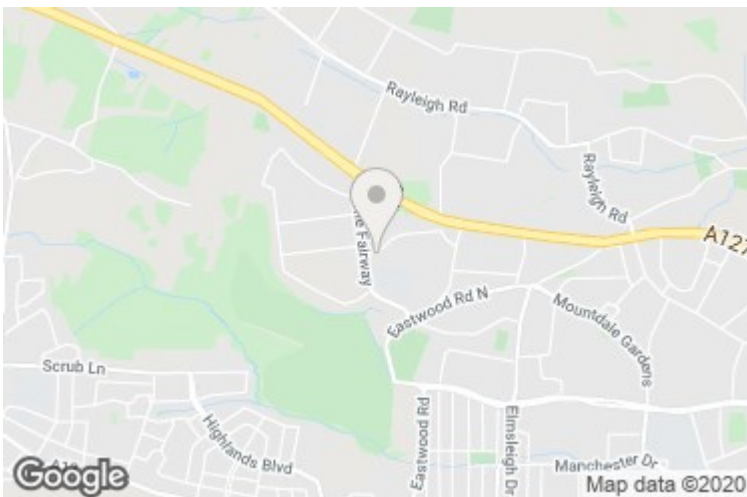


Small walled front boundary, hard standing driveway to side of property leading to carport providing ample off street parking, lawned area to front of property with established shrubs.

N.B. In accordance with the Estate Agents Act 1979, please note that an employee of Countryside Estates is related to the vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
		49
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		79
		44
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.1 SQ.M.)

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