

SCOTT &
STAPLETON

BROADCLYST AVENUE
Leigh-On-Sea, SS9 4PX
Offers In Excess Of £400,000





BROADCLYST AVENUE

LEIGH-ON-SEA, SS9 4PX

£400,000

Scott & Stapleton are delighted to offer for sale this impressive semi detached character bungalow offering spacious, well presented accommodation in a sought after & convenient location.

The property is set well back from the road offering a large block paved driveway leading to single attached garage whilst the south backing rear garden is a real feature extending to approx. 60' x 30'.

The bungalow itself is in excellent condition throughout and benefits from 2 good size bedrooms, 2 reception rooms, luxury fitted kitchen, useful utility room & modern shower room. There is also the added attraction of 2 useful loft rooms.

Scott & Stapleton are delighted to offer for sale this impressive semi detached character bungalow offering spacious, well presented accommodation in a sought after & convenient location.

The property is set well back from the road offering a large block paved driveway leading to single attached garage whilst the south backing rear garden is a real feature extending to approx. 60' x 30'.

The bungalow itself is in excellent condition throughout and benefits from 2 good size bedrooms, 2 reception rooms, luxury fitted kitchen, useful utility room & modern shower room. There is also the added attraction of 2 useful loft rooms.

Situated in a convenient location, all amenities are nearby with local shops, schools, transport links & Belfairs woods & golf course all within easy reach.

A great opportunity to purchase a spacious 'turn key' bungalow, an early internal inspection is strongly advised.



Accommodation comprises

UPVC entrance door with obscure glazed insets leading to entrance porch.

Entrance porch

2.13m x 1.12m (7' x 3'8)

UPVC double glazed window to side. Laminate flooring, half wood panelling. Door to entrance hall.

Entrance hall

4.06m x 1.60m (13'4 x 5'3)

Radiator in ornate cover, laminate flooring, half wood panelled walls, space saving stairs to loft rooms.

Lounge

4.19m x 3.68m (13'9 x 12'1)

UPVC double glazed patio doors to rear on to garden. Laminate flooring, radiator.

Kitchen

4.06m x 3.48m (13'4 x 11'5)

Luxury range of base & eye level units incorporating deep pan drawer pack & island unit with breakfast bar, space for range style cooker, extractor fan, integrated dishwasher, square edge wood effect worktops with circular stainless steel sink & mixer tap, tiled splash backs, fully tiled floor, contemporary vertical radiator, open plan in to dining room/conservatory.

Dining room/conservatory

3.48m x 3.12m (11'5 x 10'3)

UPVC double glazed French doors to rear & side on to rear garden. Radiator in ornate cover, tiled floor.

Utility room

2.67m x 2.39m (8'9 x 7'10)

Useful room with UPVC half double glazed door to side. Range of base & eye level units to one wall, spaces for washing machine & fridge/freezer, square edge wood effect

worktops with inset one and a quarter bowl sink unit with matching drainer & mixer tap, radiator, laminate flooring, built in cupboard, half wood panelling to one wall, wall mounted Worcester boiler (not tested).

Master bedroom

4.14m x 4.04m plus wardrobes (13'7 x 13'3 plus wardrobes)

Extremely spacious room with large UPVC double glazed bay window to front, feature triangular stained lead light window to side. Feature brick fireplace with electric wood burner, tiled hearth & wooden mantle, built in wardrobes to alcoves, laminate flooring, two radiators.

Bedroom 2

3.51m x 1.98m (11'6 x 6'6)

UPVC double glazed window to front. Dado & picture rail, coved ceiling, radiator, laminate flooring, built in cupboard & wardrobe.

Loft room 1

3.91m x 2.87m (12'10 x 9'5)

Velux style windows to front & rear. Laminate flooring, radiator.

Loft room 2

3.91m x 1.96m (12'10 x 6'5)

Velux style windows to front & rear. Laminate flooring, radiator.

Front garden

The property is set well back from the road with the front garden of approx. 30' x 30' with a large block paved driveway providing off street parking for numerous vehicles plus mature shrub & flower bed.

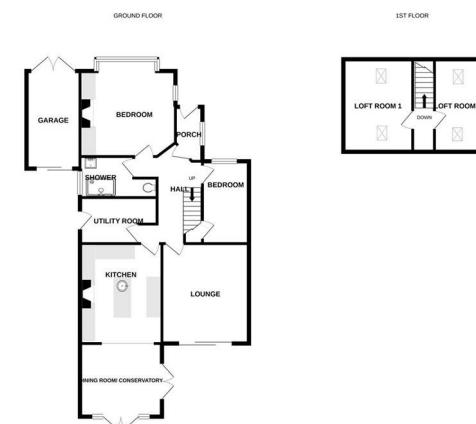
Garage

5.33m x 2.34m (17'6 x 7'8)

Single attached garage, double doors to front, double glazed patio doors to rear, power & light.

Rear garden

Fabulous rear garden extending to approx. 60' x 30'. Extremely sunny being south backing and offering a great deal of seclusion. Large crazy paved patio plus further decked area, remainder being laid to low maintenance shingle with mature shrubs, flowers & trees. Large summerhouse/shed to rear plus a number of further sheds, external lighting, power points & tap.



		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	80
(81-91)	B	63	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

		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			
England & Wales	EU Directive 2002/91/EC		