

**SCOTT &
STAPLETON**

EASTWOOD OLD ROAD
Leigh-On-Sea, SS9 4RS
£425,000





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Scott & Stapleton are delighted to offer for sale this super semi detached character bungalow benefitting from spacious accommodation including 3 good size bedrooms, lounge, 22'7" x 9'2" conservatory & fitted kitchen & shower room.

There is a secluded garden to rear with an impressive road frontage of approx. 45' providing ample off street parking leading to a detached single garage.

Ideally located for transport links with schools, local shops & Belfairs woods & golf course all close to hand.

A great opportunity to purchase a good size bungalow in a convenient location. Offered with vacant possession & no onward chain an early internal inspection is strongly advised.

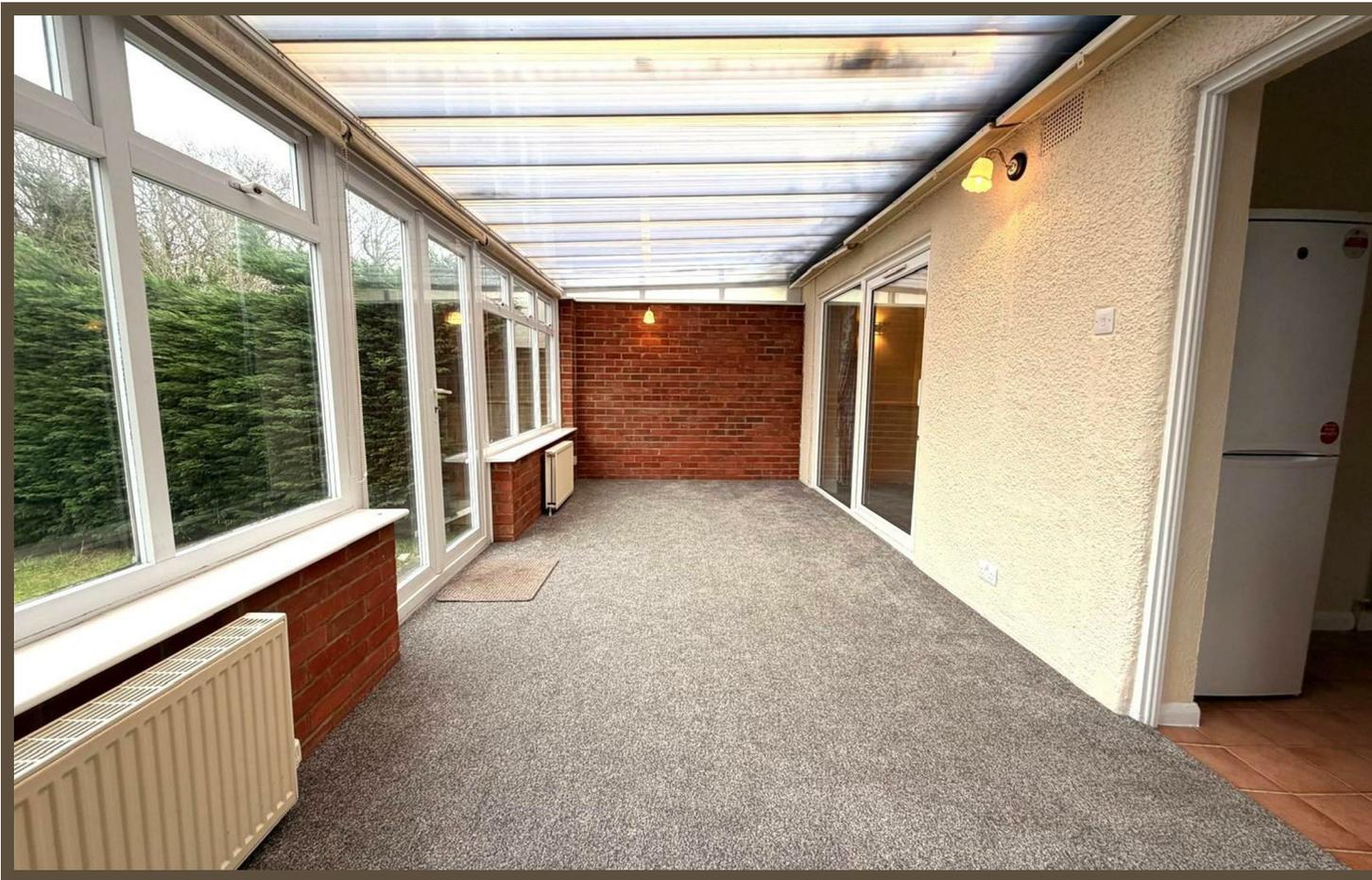
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Accommodation comprises

UPVC entrance door with obscure glazed inset, leading to entrance hall.

Entrance hall

3.5 x 1.8 (11'5" x 5'10")

Large double storage cupboard housing meters, radiator, ceiling spotlights. Panelled doors to all rooms.

Lounge

3.9 x 3.7 (12'9" x 12'1")

Large UPVC double glazed windows to rear. Feature fireplace with marble back & hearth, wooden mantle & electric fire, radiator, 2 wall light points, dado rail.

Kitchen

3.4 x 2.4 (11'1" x 7'10")

UPVC double glazed windows to rear & side, opening in to conservatory. Range of base & eye level units with drawers over base units. Integrated appliances including electric oven, separate electric hob & extractor fan in ornate surround. Spaces for washing machine & fridge/freezer. Roll edge worktops with inset sink unit, matching drainer & mixer tap, wall mounted boiler (not tested), tiled floor, radiator, loft access.

Conservatory

6.88m x 2.79m (22'7" x 9'2")

UPVC french doors to rear on to garden, further obscure double glazed door to side, UPVC double glazed windows to rear & side. 2 radiators, 3 wall lights.

Bedroom 1

4 x 4 (13'1" x 13'1")

Large UPVC double glazed bay window to front, feature stained lead light window to side. Range of luxury fitted wardrobes to 1 wall, double radiator.

Bedroom 2

3.1 x 3.1 (10'2" x 10'2")

UPVC double glazed window to side. Radiator.

Bedroom 3

2.4 x 2.4 (7'10" x 7'10")

UPVC double glazed Oriel bay window to front. Double radiator.

Shower room

2.6 x 1.4 (8'6" x 4'7")

Obscure UPVC double glazed window to side. Shower cubicle, low level WC & pedestal wash hand basin. Part tiled walls, radiator, large airing cupboard with foam lagged copper cylinder.

Front garden

The property is set well back from the road with an impressive road frontage of approx. 45'. Brick retaining wall to front boundary leading to large crazy paved driveway providing off street parking for numerous vehicles leading to garage. Mature shrub borders with specimen Magnolia trees. Pedestrian access to rear.

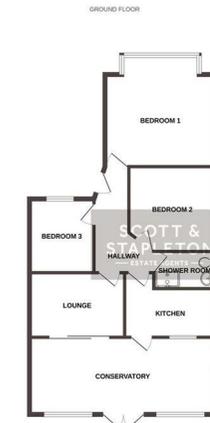
Garage

6.1 x 2.4 (20'0" x 7'10")

Large detached single garage with double doors to front, courtesy door to side & windows to rear & side. Power & light.

Rear garden

Secluded rear garden with conifer screening, mainly laid to lawn with stone patio & useful side area with timber shed. fully fenced, outside tap.



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

Energy Efficiency Rating: Current 68, Potential 87

Environmental Impact (CO₂) Rating: Current G, Potential A