

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wroxham Close, Leigh-on-Sea, SS9 4SU



GUIDE PRICE £425,000 - £450,000

WILLIAMS and DONOVAN - this lovely two double bedroom semi-detached bungalow is situated in a highly sought after quiet, Leigh-on-Sea cul-de-sac location, backing onto and with direct access to, and offering woodland walks in, Pound Wood and Belfairs Nature Reserves. The property itself benefits from having a spacious lounge/diner; bedroom one with ensuite and dressing room; rear garden measuring approx. 60' x 50' with a cabin suitable for home office and off street parking for two vehicles.

EPC rating - D. Our ref: 15840

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Loft access hatch. Picture rail. Radiator. Tiled floor. Doors to:



LOUNGE/DINER 21' 9" x 16' 4" reducing to 10' (6.63m x 4.98m > 3.05m)

Two double glazed patio doors leading to and overlooking REAR GARDEN. Feature fireplace with log burner. Radiator. Laminate flooring. Open plan to:



KITCHEN 11' 6" x 10' 2" (3.51m x 3.1m)

Double glazed windows to side and rear aspects. Obscure double glazed door to rear. Range of modern base and eye level units with oak working surfaces. Butler sink with mixer tap. Inset induction hob with extractor hood over and oven under. Integrated dishwasher. Space for washing machine. Space for fridge/freezer. Tiled floor.



BEDROOM ONE 12' 10" x 10' (3.91m x 3.05m)

Double glazed window to front aspect. Picture rail. Radiator. Laminate flooring. Opening to:



DRESSING ROOM 9' 1" x 6' 3" (2.77m x 1.91m)

Skimmed ceiling. Obscure double glazed window to front aspect. Radiator. Door to:

ENSUITE SHOWER 6' 3" x 6' (1.91m x 1.83m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with storage beneath and shower cubicle with electric shower. Part tiled walls. Radiator.

BEDROOM TWO 12' 10" x 8' 3" (3.91m x 2.51m)

Two double glazed windows to front aspect. Picture rail. Built in wardrobe. Radiator. Laminate flooring.



BATHROOM 8' x 5' 10" (2.44m x 1.78m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with storage beneath and

free standing bath with mixer tap and shower attachment. Part tiled walls. Radiator. Extractor fan. Tiled floor.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a shared block paved driveway providing off street parking for two vehicles.

The **REAR GARDEN** is Westerly backing and backs directly onto woodland leading to Pound Wood and Belfairs Nature Reserves. Measuring 60' x 50', the garden commences with patio area leading to lawn. Raised brick built flower bed. Mature shrub and flower bed borders. Mature trees. Shed to remain. Exterior lighting. Outside tap. Gated side access. Gated access at rear direct to woodland.



CABIN 21' x 11' (6.4m x 3.35m)

With double glazed windows to front and side aspects. Power and lighting. Internet connection.



Floor Plan

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.