

***To arrange a viewing contact us  
today on 01268 777400***



## **Groveswood Avenue, Leigh-On-Sea Guide price £450,000**

Guide Price: £450,000 - £475,000

Situated in a sought-after area, this well-presented three-bedroom semi-detached bungalow is ideal for family living. The spacious lounge flows into a bright conservatory, while the modern kitchen/diner offers easy access to a large, well-maintained garden. Three generous bedrooms and a contemporary shower room complete the home, with off-street parking and a lush rear garden adding to the appeal.

Located within the catchment area for top local schools and just a short walk to Edwards Hall Park, this home is perfect for families. Excellent transport links, including the A127 and Rayleigh Train Station, provide easy access to London.

Contact Aspire today to arrange a viewing!

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## Hall

## Lounge

17'7" x 11'6" (5.36 x 3.51)

## Kicthen

17'7" x 8'11" (5.36 x 2.74)

## Conservatory

18'6" x 8'11" (5.66 x 2.74)

## Bedroom One

12'0" x 11'8" (3.66 x 3.58)

## Bedroom Two

11'10" x 9'6" (3.63m x 2.92m)

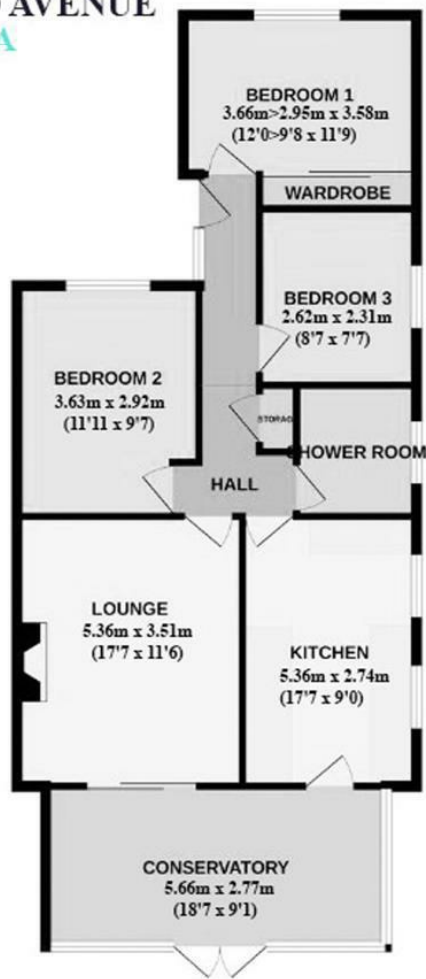
## Bedroom Three

8'7" x 7'6" (2.62 x 2.31)

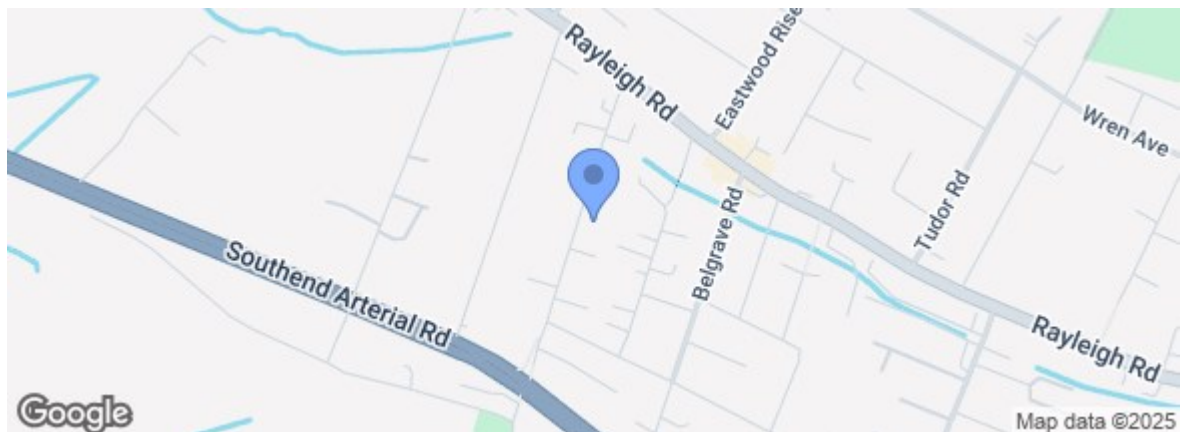
## Shower Room

## Garden

GROUND FLOOR



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	85
(81-91) <b>B</b>	69
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-10) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-10) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.