



FOR SALE

Fairfield Crescent, Leigh-On-Sea SS9 5SQ

Offers In Excess Of £375,000 Freehold Council Tax Band - C

- Semi Detached Three Bedroom Bungalow
- Spacious Lounge/Kitchen Area
- Driveway With Parking For Two Vehicles
- Situated Close To Local Amenities
- Quiet Cul-De-Sac Location
- Detached Garage With Power & Lighting
- Within Catchment For Outstanding Schools
- Maintainable Rear Garden
- Close Transport Routes Nearby
- Easy Access To A127

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Situated in the Fairfield Crescent of Leigh-On-Sea, this delightful three-bedroom semi-detached bungalow from 1960 offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a spacious open plan lounge and kitchen area, complete with integrated appliances, ideal for entertaining guests. The property boasts one bathroom, three bedrooms and a maintainable rear garden, providing a lovely outdoor space to enjoy some

fresh air.

With its prime location in a quiet cul-de-sac, this bungalow offers a peaceful retreat while still being easily accessible via nearby transport routes. Whether you are looking to downsize or searching for your first home, this property ticks all the boxes. Don't miss out on the opportunity to make this charming bungalow your own and experience the best of what Leigh-On-Sea has to offer.

Hallway

Double glazed obscure panelled door to entrance, wooden flooring, radiator, storage cupboard, loft access, spotlights.

Lounge/Kitchen

Wooden flooring, radiator, double glazed French doors to rear aspect, double glazed window to rear aspect, base & wall units, worksurface incorporating sink & drainer, 4 point gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated double oven, spotlight lighting.

Bedroom 1

Carpet flooring, radiator, double glazed bay window to front aspect, single glazed obscure glass stained window to side aspect, ceiling mounted lighting.

Bedroom 2/Reception Room

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

Bathroom

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, tiled walls, walk in shower cubicle, hand basin, W/C, spotlight lighting.

Bedroom 3

Carpet, radiator, double glazed window to side aspect, pendant lighting.

Garage

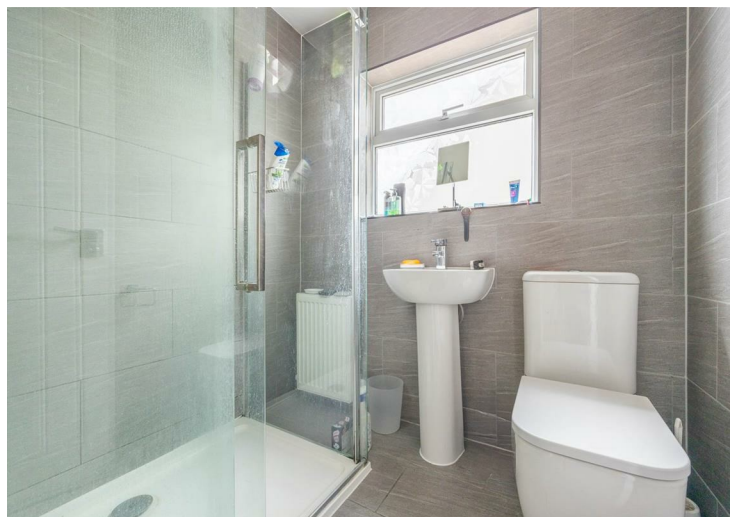
Concrete flooring, wooden door to side aspect, up and over door, power & lighting.

Rear Garden

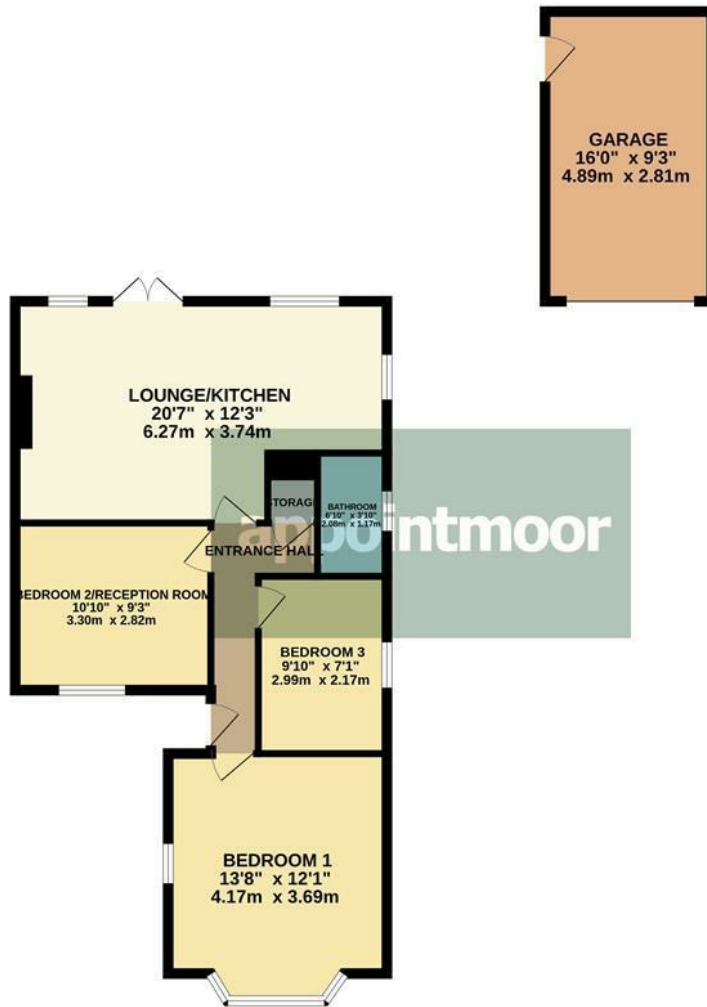
Laid lawn, concrete patio area, decked seating area, side access.

Front Of Property & Parking

Block paved driveway with space for two vehicles.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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