



# FOR SALE

## Macmurdo Road, Leigh-On-Sea SS9 5AQ

Guide Price £375,000 Freehold Council Tax Band - C

775.00 sq ft

- Three Bedroom Semi-Detached Bungalow
- Off Street Parking For Several Vehicles
- Detached Garage
- Potential To Extend STPP
- Situated In A Quiet Cul-De-Sac
- Private Sunny Rear Garden
- No Onward Chain
- Double Glazing And Gas Central Heating
- Great School Catchments
- Local Amenities Nearby

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

**appointmoor**

## Description

\*GUIDE PRICE £375,000 - £385,000\*

A well proportioned three-bedroom semi-detached bungalow offering a wonderful opportunity for anyone looking for their first home, down sizing, upsizing or just looking to move to a great location. The property boasts a spacious reception room which leads directly to a private rear garden.

Some further features of this great property are... Off street parking for multiple vehicles, garage and the fact that there is no compromise on internal space with the way its laid out.

For those with an eye for potential, this bungalow offers the exciting possibility of extension, subject to the necessary planning permissions. Additionally, the rear garden is a good enough size to fit a summer house/office or similar.

Situated within the catchment area for the highly regarded Edwards Hall Primary School and Eastwood Academy, this property is perfect for families seeking quality education for their children. The absence of an onward chain simplifies the buying process, allowing for a smooth transition into your new home.

In summary, this semi-detached bungalow on Macmurdo Road presents a fantastic opportunity to create a comfortable and stylish living space in a prime location. With its generous parking, potential for expansion, and proximity to excellent schools, this property is not to be missed. Call us to arrange a viewng.

### Porch

Double glazed UPVC door to the front of the property leading to an enclosed porch with internal door leading to...

### Entrance Hall

Smooth ceiling and carpet laid to floor with doors to accommodation.

### Bedroom 1

11'10 x 10'9 (3.61m x 3.28m)

Double bedroom with double glazed UPVC window to front, built in wardrobes, wall mounted radiator, smooth ceiling and carpet laid to floor.

### Bedroom 2

9'6 x 8'10 (2.90m x 2.69m)

Double glazed UPVC window to front, wall mounted radiator, smooth ceiling, carpet laid to floor.

### Bedroom 3

9'6 x 8'10 (2.90m x 2.69m)

Smooth ceiling, double glazed window to side, wall mounted radiator, carpet laid to floor.

### Bathroom

6'7 x 5'11 (2.01m x 1.80m)

Fitted with a three piece suite comprising panel bath with shower over, wash hand basin and w/c, tiled walls and flooring, obscure double glazed UPVC window to side, smooth ceiling.

### Kitchen

9'10 x 9'6 (3.00m x 2.90m)

Fitted with wall and base units, roll edge work surface and circular stainless steel sink and drainer, electric hob with oven under and extractor over, tiled splash backs, smooth ceiling with inset spotlights, double glazed UPVC windows to rear and side and double glazed door leading to rear garden, tiled flooring.

### Lounge

16'10 x 13'6 (5.13m x 4.11m)

Double glazed aluminium French doors leading to rear garden with double glazed windows either side, smooth ceiling, feature fireplace, hearth and surround, wall mounted radiator, wall uplighters, carpet laid to floor.

### Garden

Access via Lounge, Kitchen or gate to side which leads to the front of the property and front of garage, commencing with slabbed patio area with remainder mainly laid to lawn, established shrubbery and fence to boundaries, access to brick built garage.

### Garage

Access via rear garden or up and over door to the front from the driveway.

### Driveway

Paved driveway providing off street parking for multiple vehicles to the front and side of the property.

### Tenure

Freehold

### School Catchment

Edwards Hall Primary School  
The Eastwood Academy





# GROUND FLOOR



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 5/2025

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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