



FOR SALE

**Flemings Farm Road,
Eastwood SS9 5QT**

Offers In Excess Of £550,000 Freehold Council Tax Band - E

- Two Bedroom Detached Bungalow
- Stunning Location
- Two Reception Rooms
- Potential To Extend STPP
- Two Garages & Storage Area
- Substantially Sized Plot
- Quiet Cul De Sac Location
- Off Street Parking
- Fitted Kitchen With Space For Appliances
- Local Amenities & Schools Nearby

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

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Description

**** SUBSTANTIAL PLOT ****

We are excited to bring to market Flemings Farm Road, a fantastic 2 bedroom detached bungalow within a substantially sized plot! If you love living within a rural location, close to nature and open fields this is a must view!

With two double bedrooms, two reception rooms, fitted kitchen and family bathroom you have ample space throughout. Situated in a quiet Cul-De-Sac location, this home is located directly opposite Lake Field which is stunning for a lovely walk in the sunshine!

On a large plot you have all the garden space you could want, including two garages and storage space. Alongside this, you also have ample parking space with spaces for several vehicles. There is also the possibility to really make this home your own by extending STPP.

You have local amenities nearby, fantastic school catchment area and within transport routes taking you directly to Southend Highstreet.

If you are looking for a one of a kind home, within an amazing local, please call now to arrange a viewing!





Entrance Hall

7'1 x 6'1 (2.16m x 1.85m)

Wooden door to entrance, tiled flooring, single glazed window to front aspect, single glazed obscure French doors leading to:

Lounge

17'1 x 15'1 (5.21m x 4.60m)

Carpet flooring, radiator, double glazed windows to side aspect, double glazed window to front aspect, feature fireplace,

Dining Room

13'1 x 7'1 (3.99m x 2.16m)

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

Kitchen

13'1 x 10'1 (3.99m x 3.07m)

Carpet flooring, double glazed window to side aspect, base & wall units, rolltop worksurface incorporating sink & drainer, space for fridge/freezer, space for cooker, coving to ceiling, ceiling mounted lighting, single glazed wooden door leading to:

Conservatory

Tiled flooring, single glazed windows to side aspect, single glazed door to rear aspect, space and plumbing for washing machine.

Bedroom 1

15'11 x 10'03 (4.85m x 3.12m)

Carpet flooring, radiator, double glazed window to rear aspect, double glazed window to side aspect, fitted wardrobes, coving to ceiling, pendant lighting.

Bathroom

8'02 x 6'11 (2.49m x 2.11m)

Carpet flooring, radiator, double glazed obscure window to side aspect, panelled bath with shower system over, hand basin, W/C, coving to ceiling, ceiling mounted lighting.

Bedroom 2

13'01 x 9'06 (3.99m x 2.90m)

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, coving coving, pendant lighting.

Utility Room

Laminate flooring, single glazed window to side aspect, boiler, storage, ceiling mounted lighting.

Garages

Two garages, up & over door, concrete flooring.

Rear Garden

Laid to lawn, shrubs & flowerbeds, mature trees, side access.

Front Of Property

Block paved driveway with space for parking.

School Catchments

Edwards Hall Primary School
Heycroft Primary School
The Eastwood Academy





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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(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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