



# FOR SALE

**Groveswood Avenue,  
Leigh-On-Sea SS9 5EQ**

Guide Price £450,000   Freehold   Council Tax Band - C   861.12 sq ft

- Semi Detached Three Bedroom Bungalow
- Modern Three Piece Shower Suite
- Refitted Kitchen With Plenty Of Storage
- Large Conservatory To The Rear With A Recently Fitted New Roof
- Beautiful Well Maintained Rear Garden
- Off Street Parking
- Potential To Extend With Correct Planning
- Double Glazing And Gas Central Heating Throughout With Recently Fitted Combi Boiler
- Catchment For Edwards Hall Primary School And Eastwood Academy
- Easy Access To A127

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

**appointmoor**

## Description

**\*\*OFF STREET PARKING\*\***

We are excited about this one....

A beautiful three bedroom bungalow offering spacious living with the current vendor making improvements over the years which include a new kitchen and three piece shower suite and decor throughout. The vendor is moving away which is why the property is being sold.

The property also boasts a large lounge leading

onto the conservatory and then out to a well maintained rear garden. There is off street parking provided to the front and potential to extend with the correct planning.

Call us today to arrange a viewing.

### Hall

A UPVC double glazed front door leading to the internal hallway with doors to accommodation.

### Lounge

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

A large lounge with feature fireplace, carpet laid to floor, wall mounted radiator and sliding patio doors to the conservatory.

### Kitchen

17'7 x 9'0 (5.36m x 2.74m)

Fitted with matching high gloss wall and base units with complementary work surface. There is space for a tall fridge freezer and washing machine and integrated slimline dishwasher and freezer, built in eye level oven and microwave and separate four ring hob with extractor over. There are two double glazed windows to the side and door leading to the conservatory.

### Conservatory

18'7 x 9'1 (5.66m x 2.77m)

Double glazed windows with double glazed French doors leading to the garden

### Bedroom 1

12'0 x 11'9 furthest points (3.66m x 3.58m furthest points)

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

### Bedroom 2

11'11 x 9'7 (3.63m x 2.92m)

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

### Bedroom 3

8'7 x 7'7 (2.62m x 2.31m)

Double glazed window to side, carpet laid to floor.

### Shower Room

6'8 x 5'9 (2.03m x 1.75m)

Fitted with a modern three piece suite comprising a large walk in shower cubicle with rainfall shower head, wash hand basin in vanity unit and low level w/c. Obscure double glazed window to the side, tiled walls and flooring and radiator.

### Garden

Commencing with a slabbed patio area with remainder to lawn and further patio to the rear with sheds to remain, shrubbery and fence to all boundaries with gated access leading to the front of the property.

### Parking

Off Street Parking

### School Catchment

Edwards Hall Primary School  
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) <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	<b>85</b>

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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