



# FOR SALE

**Herschell Road,  
Leigh-On-Sea SS9 2PU**

**Offers In Excess Of £400,000   Freehold   Council Tax Band - D   646.00 sq ft**

- Brand New Fitted Kitchen
- Private Off Road Driveway
- All New Floorings
- Modern 4 Piece Suite Bathroom
- Quiet Road
- Close To Amenities
- Private Garden
- Spacious Lounge
- Close To Leigh-On-Sea Station
- Double Glazing Throughout

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

**appointmoor**

## Description

**\*\*OFFERS IN EXCESS OF £400,000\*\***

Nestled off a quiet road in an ideal Leigh-On-Sea location, lies this newly refurbished bungalow with private driveway and rear garden.

The kitchen is fitted with a new 4 point gas hob, oven and integrated fridge/freezer set in stylish grey base units. The bathroom is also modern boasting a 4 piece suite with fully tiled floor and

walls. Newly installed quality carpets run throughout the home, you really wouldn't have to change a thing moving in here, it has all been done for you.

Living here, you are just a short walk from Old Leigh, on the seafront and home to tasty restaurants and cosy pub gardens, ideal for summer days out. For commuters, the home is approximately a 5 minute drive from Leigh Station.

### Entrance Hall

10'11" x 2'9" (3.35 x 0.86)

Carpet flooring, radiator, pendant lighting, coving to ceiling, loft access.

### Lounge

4.85 x 3.3 (1.22m.25.91m x 0.91m.0.91m)

Pendant lighting, wall mounted lights, bay window with double glazed windows to front aspect, carpet flooring, radiator, coving to ceiling.

### Kitchen

4.39 x 2.62 x 3.12 (1.22m.11.89m x 0.61m.18.90m x 0.91m.3.66m)

Base and wall units, four point gas hob, integrated oven, integrated fridge/freezer, double glazed window to rear aspect, PVC door with double glazed window to rear aspect leading to rear garden, roll top work surface incorporating sink and drainer with mixer tap, vinyl flooring, radiator, coving to ceiling, smooth ceiling with inset spotlights, combi boiler in cupboard.

### Bedroom

14'1" x 10'2" (4.3 x 3.11 )

Coving to ceiling, pendant lighting, double glazed window to rear aspect, radiator, carpet flooring.

### Bathroom

7'3" x 6'6" (2.22 x 2)

Double glazed obscure window to front aspect, bath, shower cubicle, low level W/C, sink in vanity unit, tiled floors and walls, smooth ceiling with inset spotlights, extractor fan, coving to ceiling, heated towel rail.

### Rear Garden

Paved walkway, laid to lawn, fenced boundaries, side access gate, shed to remain.

### Front Of Property

Private driveway, paved walkway, laid to lawn.

### School Catchments

Belfairs Academy  
West Leigh Infant School





# 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	89

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	90

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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