



# FOR SALE

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

**Offers Over £390,000   Freehold   Council Tax Band - C   602.77 sq ft**

- Blissful Two Bedroom Bungalow Located On A Quiet Residential Road
- Bright And Airy Sunroom
- Spacious Open-Plan Kitchen And Lounge Area
- Generous Rear Garden With Excellent Potential For Landscaping
- Off-Street Parking For Up To Three Cars
- Peaceful And Family-Friendly Location
- Wide Side Access To The Rear Garden
- Modern Fixtures And Fittings
- Walking Distance To Edwards Hall Primary School
- Close To Edwards Hall Park, Great For Dog Owners And Families

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

**appointmoor**

## Description

ARE YOU LOOKING FOR A PROPERTY YOU CAN MOVE STRAIGHT INTO?

Situated on a quiet road, this delightful 2-bedroom bungalow offers a perfect blend of comfort, space, and convenience. Ideal for small families, couples planning a family, or anyone seeking a peaceful retreat in Leigh-On-Sea.

The property features a bright and airy sunroom, ideal for enjoying your morning coffee. The heart

of the home - a generously sized open-plan contemporary kitchen and lounge area, ticking the box for modern living. The sizeable garden holds plenty of options in which to make it your own.

Located on a quiet road, this bungalow is within easy reach of local amenities, great schools just a short walk away, transport links, and a vibrant array of shops, cafes, and restaurants.

### Measurements

Kitchen/ Lounge

17'2 x 6'2 - 14'4 x 13'1 (5.25m x 1.89m - 4.38m x 4.01m)

Hallway

2'6 x 12'5 x 6'1 (0.77m x 3.80m x 1.87m)

Bedroom 1

12'7 x 9'8 (3.86m x 2.97m)

Bedroom 2

8'0 x 8'11 (2.46m x 2.73m)

Bathroom

5'10 x 5'4 (1.79m x 1.64m)

Sunroom

13'7 x 6'3 (4.16m x 1.92m)

### Ground Floor

On the ground floor you'll find a generously sized open-plan kitchen and lounge area - The heart of the home - perfect for modern living. From the lounge, step down to discover a bright and airy sunroom, ideal for relaxing with a morning coffee or reading area. Both bedrooms are well-proportioned and the home is filled with natural light throughout from the many large windows and skylights. The bathroom features modern fixtures adding extra luxury to the property.

### Exterior

Outside, the property boasts a wide side access leading to a generous rear garden, offering ample space for outdoor living, gardening, entertaining or extensions (STPP). The garden is a true highlight, providing a private, sunny oasis in which to unwind with huge potential for landscaping. There is off street parking for up to 3 cars, out the front of the property which is paved and also under a roofed side port.

### Location

A quiet residential area with a feeling of serenity. A desirable Leigh-On-Sea area for families with the Edwards Hall Primary School being just a stone throw from the property. A short walk to Edwards Hall Park for those weekend walks with the dog and children.

### School Catchments

Edwards Hall Primary School

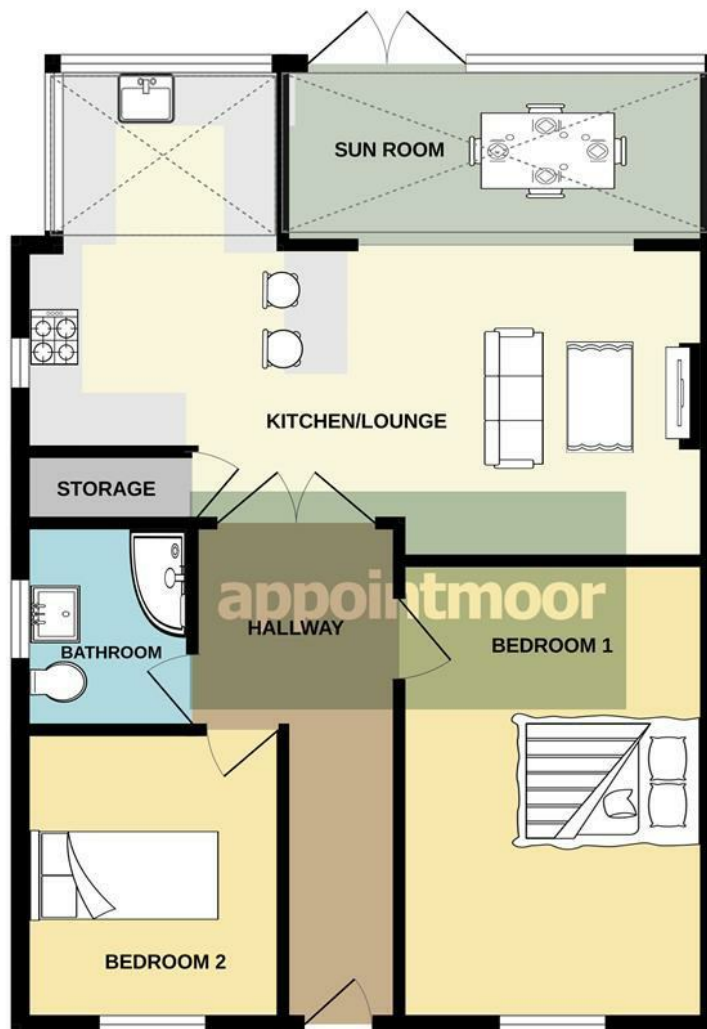
The Eastwood Academy







## 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</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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**Appointmoor Sales** 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)