



FOR SALE

Woodcutters Avenue, Leigh-On-Sea SS9 4PL

Offers Over £325,000 Freehold Council Tax Band - C

473.61 sq ft

- One Bedroom Bungalow And Outbuilding
- Driveway Parking For Multiple Vehicles
- Fully Paved Rear Garden
- Large Versatile Outbuilding With Electric
- Two Reception Rooms
- Log Burner Fireplace Feature
- Double Bedroom With Bay Window
- Integrated Kitchen Appliances
- Easy Access To A127
- Quiet Road

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

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Description

ARE YOU LOOKING TO MOVE TO A QUIET ROAD WITH DRIVEWAY PARKING?

A charming and unique one bedroom bungalow situated in Woodcutters Avenue, Leigh-On-Sea and just a short drive to the ever popular Leigh Broadway and seafront.

The property benefits from off street parking for multiple vehicles, a fully paved and easily maintained rear garden area, plus a large versatile insulated outbuilding with electric that can be used however would best suit your needs.

With two reception areas, a lounge and dining room, this property has space to entertain when guests come to visit.

You are also nearby to nature reserve parks and woodland walks for those with pets that enjoy the outdoors. With easy access to the A127, you will find that many amenities including supermarkets and restaurants are within easy reach of the home.

Measurements

17'2" (5.24)

Entrance Hallway

7'10 x 2'2 (2.40m x 0.68m)

Lounge

10'0 x 10'2 (3.06m x 3.10m)

Dining Room

9'11 x 9'8 (3.03m x 2.97m)

Kitchen

11'1 x 4'1 x 10'1 x 4'1 (3.38m x 1.27m x 3.08m x 1.26m)

Bedroom

9'10 x 11'10 (3.00m x 3.62m)

Bathroom

5'1 x 5'3 (1.57m x 1.62m)

Outbuilding

14'0 x 17'2 (4.28m x 5.24m)

Interior

Stepping into the home, to your right is a double bedroom with bay window feature allowing for plenty of natural light into the home. Directly ahead of you is a storage cupboard to conveniently house your belongings. To your left is the lounge, with space for a three seater sofa and arm chair. Following from the lounge is the dining room with a characterful log burner feature fireplace bringing a sense of cosiness and warmth to the room. Through the dining room you will find the L shaped kitchen with integrated hob and oven. To the right of the kitchen is the shower room with corner shower, low level W/C and hand basin.

Exterior

From the kitchen, you step out into the rear garden which is fully paved with multiple levels. Ideal for outdoor seating and hosting events such as family BBQ's in the summer sun. At the end of the garden is a large outbuilding, with windows, insulation and electric, the possibilities for how you could use this room are vast and open to interpretation. The front of the property benefits from driveway parking for multiple vehicles and side access to the rear garden through gates from both sides of the home.

Location

A wonderful location in Leigh-On-Sea, the home is situated in the middle of a quiet avenue. You'll find you have easy access to the A127 and close by to supermarkets, restaurants and even nature parks making for beautiful day time walks. You are a short drive from the seafront, plus the ever popular Leigh Broadway boasting a variety of retail shops, cafes and restaurants.

School Catchments

Fairways Primary School

Belfairs Academy

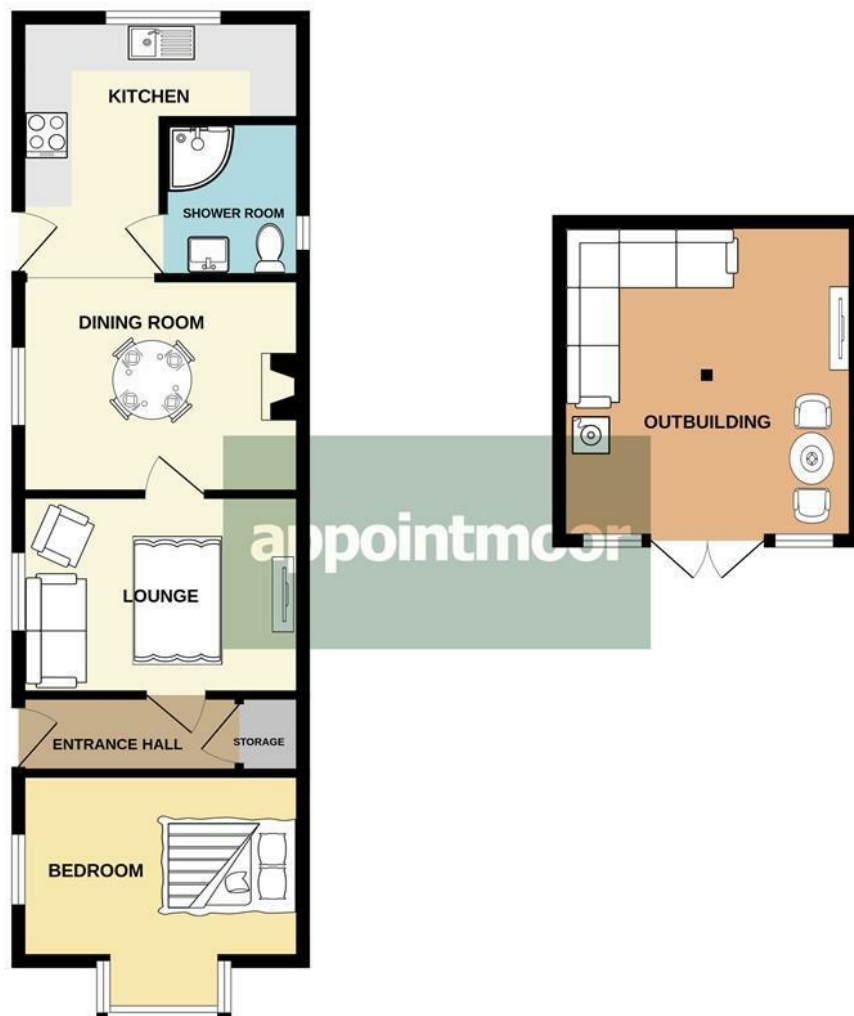
Tenure

Freehold.





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	

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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