

31 Whitehouse Meadows, Leigh-on-Sea, Essex, SS9 5TY  
Price Guide £325,000

**bear**  
*Estate Agents*



# 31 Whitehouse Meadows, Leigh-on-Sea, Essex, SS9 5TY

## Price Guide £325,000

### Council Tax Band: C

\*\* PRIVATE LOCATION - GARAGE IN NEARBY BLOCK \*\*

Bear Estate Agents are delighted to offer for sale this Scandinavian style bungalow situated in a quiet cul de sac, within close proximity to all amenities such as Morrisons, David Lloyds Leisure Centre and Cherry Orchard country park. \*\*\* Guide Price £325,000 - £345,000 \*\*\*

The accommodation comprises: Entrance hallway, three bedrooms, luxury four piece bathroom suite, large living/dining room with vaulted ceiling and a kitchen/breakfast room.

The property further benefits from double glazed windows, gas central heating via a smart "Hive" system which you can control from your phone, a west facing garden in addition to a private front garden which allows access to the property and an ultra convenient outer utility/storage room of great size with power connected. There is a garage in a nearby block and ample on street parking opportunities.

Whitehouse Meadows is a sought after residential location providing easy access to highly regarded schools and transport links.

#### Entrance Hallway

Upvc double glazed door to the front. Smooth plastered ceiling. Lead light uPVC double glazed window to rear aspect. Thermostat. Radiator. Doors leading to both bedrooms & bathroom. Ceramic tiled floor. ( re-tiled 2020 ) " Hive " central heating thermostat. Built-in storage cupboard. Doors to:

#### Vaulted Ceiling Living/Dining Room

22'6 x 15'1 max  
Spacious L-shaped space with vaulted ceiling. Double glazed patio doors to side aspect. York stone fireplace with electric fire (NT). Radiators. Tv Point. wood flooring.

#### Kitchen/Breakfast Room

13'1 x 9'10  
Upvc double glazed lead light window to rear. Double glazed door to rear. The kitchen is spacious and fitted with a range of base and wall mounted units, with tiled work surfaces over. Breakfast bar. Concealed under unit lighting. Inset

electric oven with four ring gas hob over. Space & plumbing for washing machine or dishwasher. Space for further appliances. Inset ceramic sink & drainer. Radiator. Wall mounted central heating boiler.

#### Double Bedroom One

14'5 x 10'11

Smooth plastered ceiling. Lead light uPVC double glazed window to side aspect. Radiator. Fitted wardrobes with sliding doors.

#### Bedroom Two

10'11 x 9'0

Double Coving to ceiling. Lead light uPVC double glazed window to front aspect. Radiator. Telephone point.

#### Bedroom Three/Office

8'5 x 7'6

Double glazed Velux window. Smooth plastered ceiling. Laminate wood flooring.

#### Large Four Piece Bathroom/w.c

Fitted with a modern white four piece suite comprising of low-level w.c, vanity wash hand basin, panelled enclosed bath and tiled shower cubicle with wall mounted shower unit, plus sliding screen. Extractor fan. Tiling to walls and floor. Heated towel rail. Smooth plastered ceiling. ( Bathroom installed 2020 )

#### West Facing Garden

An easy to maintain space comprises a paved patio area. Outside tap. Fencing to boundaries. Feature pond.

#### Front Of Property

A paved courtyard area provides access to the bungalow, further access to:



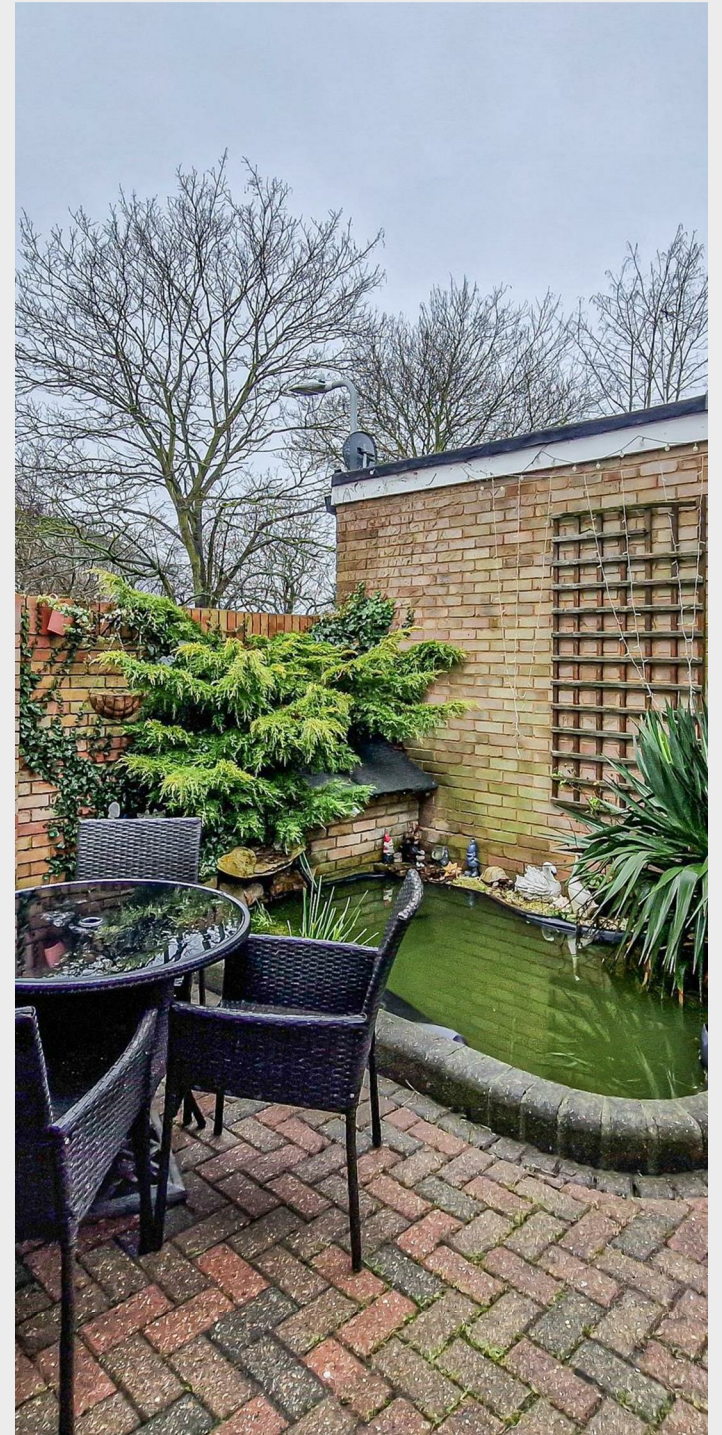
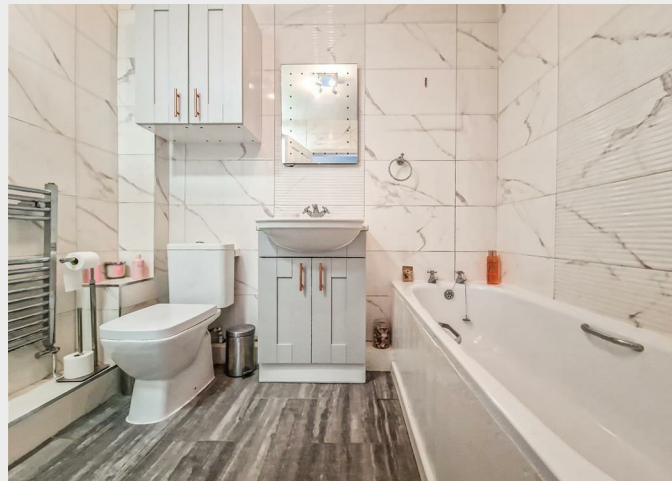


### **Utility/Storage Room**

An ultra convenient space with power and light connected provides an ideal utility space along with ample storage too.

### **Garage**

There is a garage with the property situated in a nearby block.

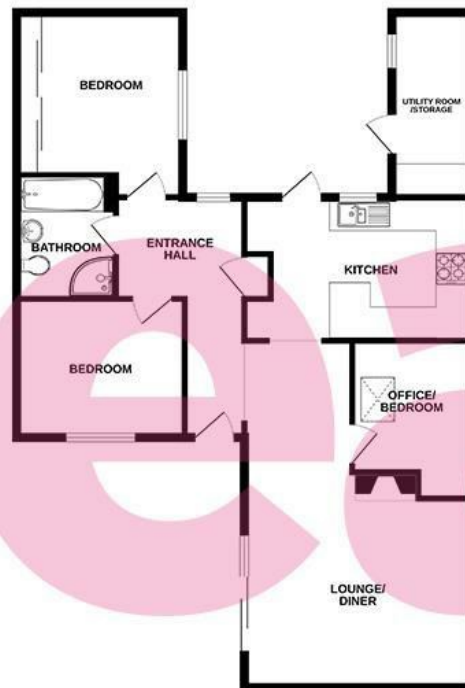


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GROUND FLOOR  
 82.2 sq.m. (884 sq.ft.) approx.



TOTAL FLOOR AREA: 82.2 sq.m. (884 sq.ft.) approx.  
We warrant every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 condition or efficiency can be given.  
 Made with SketchUp 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>61</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	