



PLANS PASSED FOR HUGE REAR EXTENSION (Drawings included in photos) * GENEROUS WEST BACKING GARDEN WITH SUMMERHOUSE * TWO BATHROOMS AND DOWNSTAIRS WC * TWO/THREE RECEPTION ROOMS * An Edwardian house that offers spacious and bright accommodation throughout and boasting a dual aspect lounge with French doors to the garden, a front sitting room and a kitchen breakfast room that leads into a dining area. The property also has the benefit of an upstairs family bathroom, an additional shower room and a downstairs WC. There is also a double length attached garage which includes a utility area and rear access to the garden. The exterior offers a paved driveway for two large vehicles and a delightful West backing rear garden that soaks up the sun in the warmer months.

- Link detached family house
- Two/three reception areas
- Driveway for two large vehicles and attached garage
- Further potential to extent into the garage and across the rear elevation STP
- Short Stroll to Leigh Road and Leigh Broadways shopping facilities
- Four/five bedrooms
- Family bathroom, additional shower room and downstairs WC
- Generous West backing rear garden
- Chalkwell Hall School catchment
- Chalkwell Park, Beach and Station all within a short walk

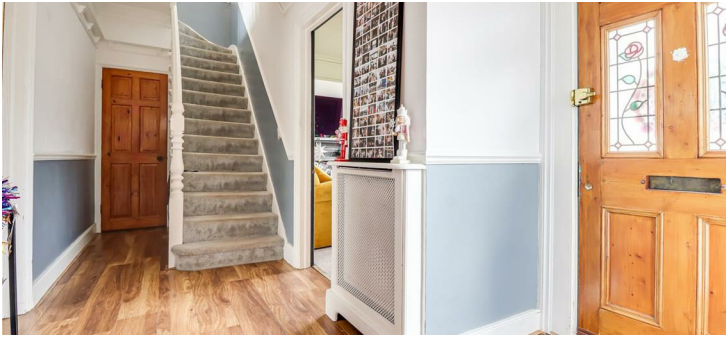
Dundonald Drive

Leigh-on-Sea

£750,000



Dundonald Drive



Frontage

Block paved driveway for two large vehicles as well as on road parking where the dropped curb is, side access to the rear garden, access to:

Hallway

16'0" x 8'0" > 5'4"

Ornate coved ceiling with a ceiling rose and a pendant light, plate rack, dado rail, solid wood entrance door to the front, leadlight stained glass windows to the side, carpeted stairs to the first floor with an understairs storage area, laminate flooring, door to:

Dual Aspect Lounge

20'7" x 12'3"

Smooth ceiling, double glazed windows to the front, double glazed French doors to the rear, double glazed windows surrounding, feature fireplace with a wooden surround, two radiators with radiator covers, wooden parquet flooring,

Sitting Room

15'6" x 13'3" into the bay > 10'1"

Smooth coved ceiling with a ceiling rose and pendant light, picture rails, double glazed bay windows to the front, feature fireplace with a tiled hearth, shelving either side of the chimney breast with base level built-in units, two radiators, and carpet.

Downstairs W/C

Smooth ceiling with two pendant lights, low-level w/c, wall-hung wash basin, part tiled walls, lino flooring.

Kitchen Breakfast Room

15'6" x 9'6"

Window to the rear overlooking the garden, smooth coved ceiling with two pendant lights, kitchen comprising; wall land base level units with a roll edge laminate worktop, built in breakfast bar, under bar storage with a display cabinet, integrated dishwasher space for a cooker with a four ring hob and extractor fan above, integrated fridges, radiator, vinyl flooring, opening to:

Conservatory/Dining Area

14'3" x 8'2"

Smooth coved ceiling with a skylight, double glazed windows to the rear and side with double glazed French doors opening onto the garden, two radiators, and vinyl flooring.

Attached Garage

26'2" x 6'9"

Up and over door to the front, door to the rear leading out to the garden, utility cupboard housing the wall-mounted Viessmann combination boiler, washing machine and tumble dryer, overspill freezer space, power, light, concrete flooring, and fuse box.

First Floor Landing

19'1" x 5'3"

Loft hatch, picture rail, dado rail, ceiling rose with a pendant light, smoke alarm, doors to all rooms, radiator with a radiator cover, and carpet. PLEASE NOTE: The carpet on the stairs and first floor landing is being renewed and the loft if fully insulated and part boarded for useful storage.

Bedroom One

15'5" x 10'6"

Smooth ceiling with a pendant light, double glazed window to the front, double glazed window to the side which views down Leigh Road, wall hung wash basin with a tiled splash back, two radiators, laminate flooring.

Bedroom Two

9'7" x 9'8"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, laminate flooring.

Bedroom Three

11'1" max x 5'11"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, floor to ceiling built in wardrobe, laminate flooring.

Bedroom Four

12'2" x 7'8"

Double glazed window to the front, smooth ceiling with a pendant light. radiator, floor to ceiling wardrobe with top boxes, laminate flooring, opening to:

Bedroom Five

11'2" x 7'8"

Double glazed window to the rear overlooking the garden, smooth ceiling with a pendant light, floor to ceiling storage cupboards, radiators, laminate flooring.

Family Bathroom

9'6" x 5'3"

Smooth ceiling, obscured double glazed window to the rear, curved bath with a shower attachment, low level w/c, pedestal wash basin, chrome heated towel rail, wood-paneled walls, lino flooring.

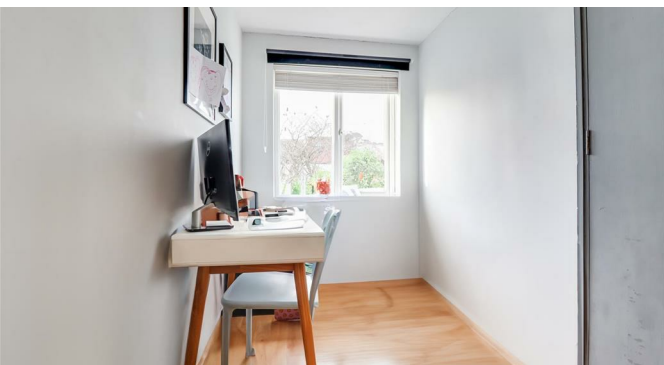
Shower Room

6'6".213'3" x 5'10"

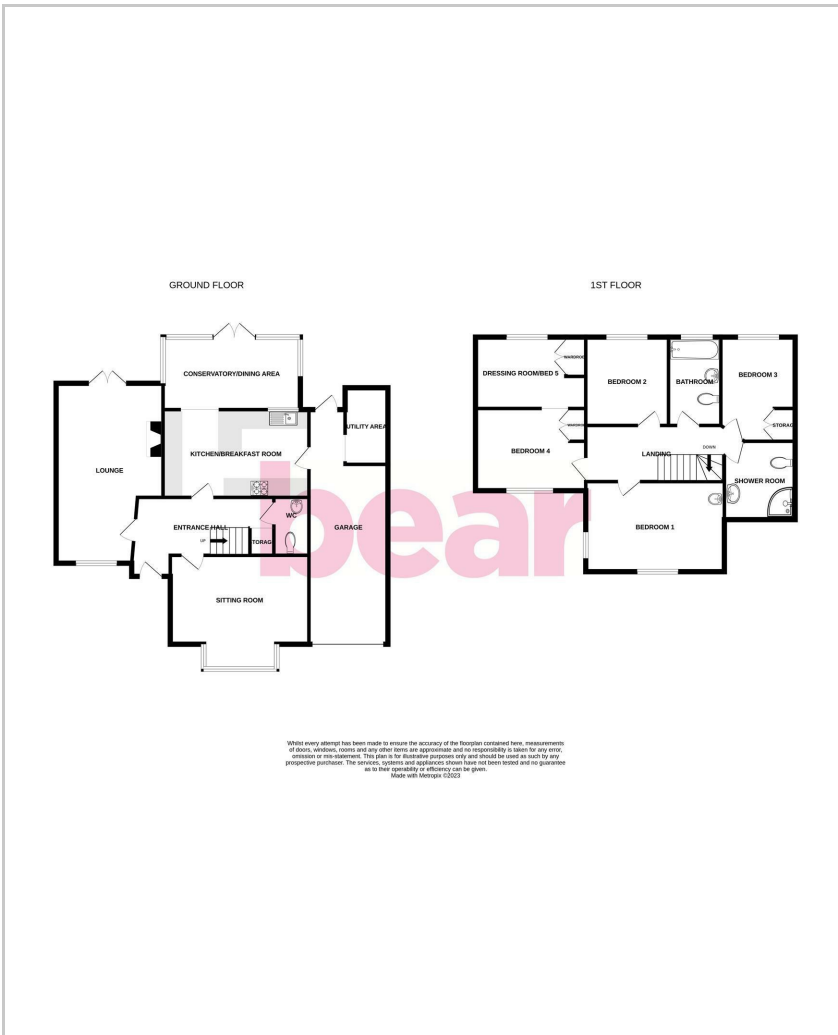
Smooth ceiling with inset spotlighting, skylight window, three piece shower room suite comprising; double walk-in shower, vanity unit wash basin, low level w/c, chrome heated towel rail, part tiled walls, tiled flooring, extractor fan.

West Backing Rear Garden

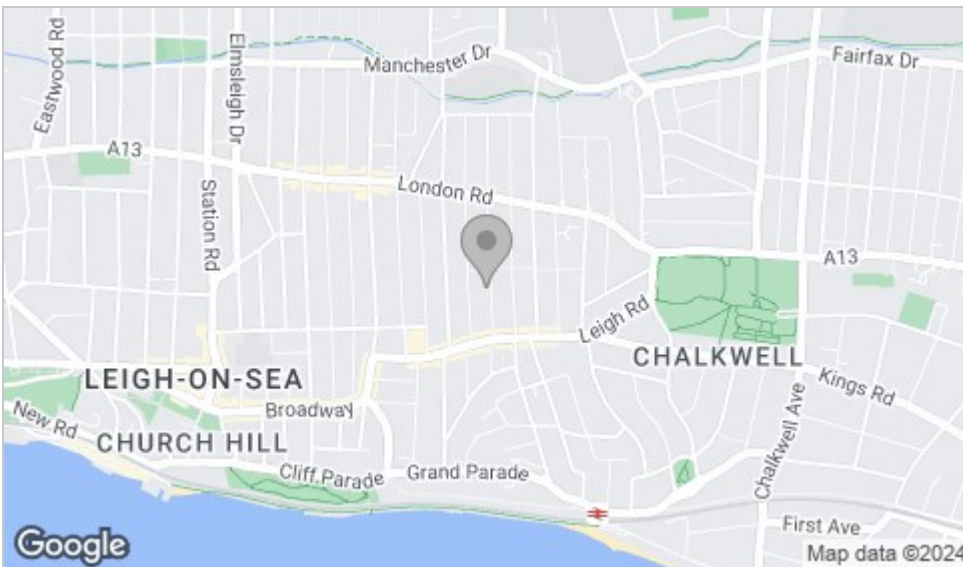
Commences with a patio area while the rest is laid to lawn with established flower and shrub borders, a large summerhouse to the rear, garden shed, side access back to the front driveway, outside tap.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

| 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 | | |