



* £450,000- £500,000 * NO ONWARD CHAIN* LARGER THAN AVERAGE CHARACTER BUNGALOW * WEST BACKING GARDEN * IMPRESSIVE KITCHEN DINER * BRICK OUTBUILDING WITH POWER AND LIGHT * A traditionally built double fronted bungalow with character features throughout and boasting a 21'3" kitchen diner, three good size bedrooms and a spacious lounge. There is also a delightful sun kissed rear garden that faces West and that offers a brilliant outbuilding that could be converted to a hobby room, office or gym. The property is located in a popular tree lined rear road that is nestled on the Westcliff and Leigh borders, walking distance to Leigh Broadway, Chalkwell Park and Station. Major bus routes and easy connections to the A127 and A13 are also close by.

- Beautiful character bungalow
- West facing rear garden with brick outbuilding
- Generous kitchen diner
- Traditional features throughout
- Gas central heated and double glazed
- Three good size bedrooms
- Large bay fronted lounge
- Welcoming spacious hallway with porch
- Huge potential to extend into roof space STP
- Short walk to bus routes and local amenities including Leigh Broadway and Chalkwell Station

Sandown Avenue

Westcliff-On-Sea

£450,000

Price Guide



Sandown Avenue



Frontage

Paved driveway creating parking for at least two vehicles, side access to the rear garden, access to:

Entrance Porch

3'11" x 2'6"

Solid wood entrance door to the front aspect, coconut rug, stained glass window to the front aspect, entrance door to:

Hallway

25'0" x 6'0" > 3'11"

Solid wood entrance door with stained glass leadlight windows to the front aspect, dado rail, carpet, radiator with cover, doors to all rooms.

Lounge

15'8" x 12'0"

Coved ceiling with a ceiling rose, leadlight double glazed bay windows to the front aspect, electric fire, dado rail, carpet.

Bedroom One

15'2" into the bay x 12'5"

Double glazed bay fronted windows, smooth coved ceiling with a ceiling rose, feature fireplace with a wooden surround and a marble hearth, double radiator, dado rail, carpet.

Bedroom Two

13'6" x 11'6"

Double glazed windows to the rear aspect, smooth coved ceiling, fitted bedroom furniture comprising; wardrobes, shelving, draws and top boxes, radiator with a radiator cover, dado rail, carpet.

Bedroom Three

11'5" x 6'11"

Double-glazed window to the side aspect, radiator, laminate flooring.

Family Bathroom

6'3" x 5'9"

Obscured double-glazed window to the rear aspect, leadlight stained glass window towards the entrance hall, paneled bath with a power attachment, pedestal wash basin, low-level WC, radiator with cover, laminate flooring, tiled walls.

Kitchen/Dining Room

21'3" x 10'11"

Coved ceiling, built-in cupboards, seating areas, wood-paneled walls, log burner with a tiled hearth, double radiator, dado rail, 60/40 split of the floor with carpet and tiles. Kitchen area comprising; wall and base level shaker style units with a roll edge granite effect worktop, inset sink with draining grooves, mixer tap, space for range cooker with a six ring gas hob, tiled splashbacks, paneled ceiling with inset spotlights, space for fridge/freezer, space for washing machine, space for tumble dryer, overhang creating a breakfast bar, double glazed leadlight windows to the rear aspect overlooking the garden, double UPVC leadlight door to the rear opening onto the garden.

West Facing Rear Garden

Commences with a patio area with remainder laid to lawn, established tree and shrub borders, side access to the front driveway, access to garden storage to the very rear aspect, outside tap, door to:

Brick Outbuilding

21'7" x 7'10"

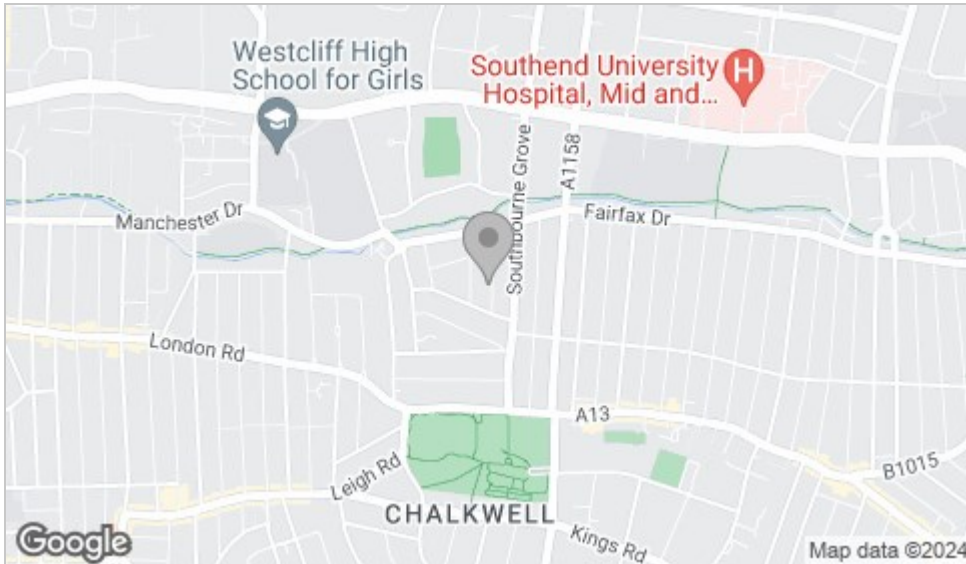
Windows to the front and side aspects, solid wooden entrance door to the front aspect, pitched roof creating storage, concrete base, power, light.



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

