



\* Guide Price £350,000 - £375,000 \* Bear Estate Agents are delighted to present this surprisingly spacious chalet-style property, offering three double bedrooms, two generous reception rooms, and a feature brick-built conservatory. The home is enhanced by a 40ft private west-facing garden and an independent driveway, providing ample off-street parking. The versatile entrance hall, which can also function as a dining area, sets a welcoming tone, while the double glazing and gas central heating ensure comfort throughout.

Located in the highly sought-after Orchard Grove area, this property is within easy reach of local shops, reputable schools, and convenient bus routes. Rayleigh High Street and the mainline station are just a short drive away, offering excellent connectivity and access to a range of amenities. The family-friendly atmosphere and community spirit make this an ideal place to call home.

- Semi-Detached Chalet
- Large Lounge
- West Facing Garden
- Versatile Entrance Hall/Dining Area
- Three Double Bedrooms
- Conservatory
- Ample Off-Street Parking
- Double Glazing & Gas Central Heating

## Orchard Grove

Leigh-on-sea

**£350,000**

Price Guide





# Orchard Grove



## Property Overview

Bear Estate Agents are delighted to bring to the market this surprisingly spacious chalet-style property featuring three double bedrooms, two reception rooms, and a charming brick-built conservatory. With a 40ft private west-facing garden and an independent driveway, this home combines comfort and convenience. Located within easy reach of local shops, schools, and bus routes, it offers an excellent living experience in a prime location.

## Ground Floor

The ground floor features a versatile entrance hall/dining room, providing a warm welcome to the home. This spacious area is adjacent to the modern fitted kitchen, which boasts integrated appliances and ample storage. The large lounge, complete with a feature fireplace, offers a cozy space for relaxation, with French doors leading to a charming conservatory. This conservatory, with its brick construction and double glazing, is perfect for enjoying the view of the 40ft west-facing garden. Additionally, two double bedrooms, a modern bathroom, and a separate WC complete the ground floor.

## First Floor

Ascending to the first floor, you'll find the master bedroom, which includes built-in wardrobes and ample space for a relaxing retreat. The landing offers access to a large eaves storage space, providing potential for future expansion, subject to the usual planning consents. This floor is ideal for creating a private and peaceful living area.

## Exterior

The exterior of the property is equally impressive, with a beautifully landscaped west-facing garden. This 40ft space includes a sandstone paved patio, perfect for outdoor entertaining, and well-maintained flower, tree, and shrub borders. The garden also features a hardstanding base for a storage shed, an external water tap, and lighting. The independent driveway at the front provides ample off-street parking for multiple vehicles.

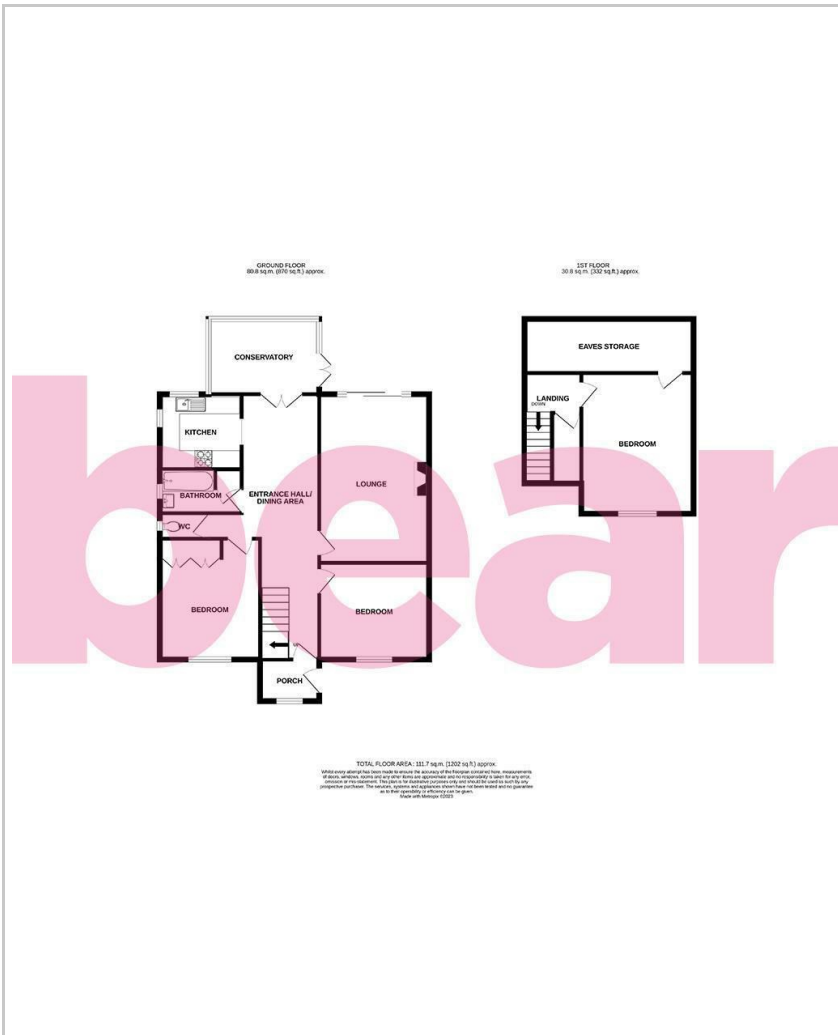
## School Catchment

This property is ideally situated within the catchment area of several highly regarded local schools, making it an excellent choice for families. The proximity to quality educational institutions ensures a supportive and enriching environment for children of all ages.

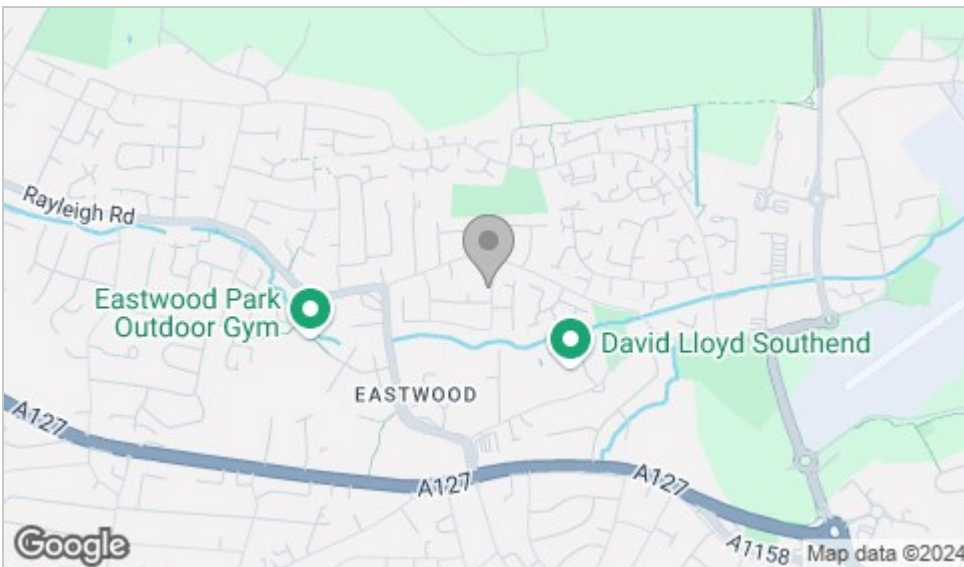




# Floor Plan



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	