



\* £450,000 - £500,000 \* KITCHEN-FAMILY ROOM \* THREE DOUBLE BEDROOMS \* PARKING FOR 5 VEHICLES \* STYLISH INTERIORS \* This surprisingly spacious, three double bedroom bungalow offers a modern layout, with a kitchen-family room to the rear of the property and bi-folding doors that lead out onto the large rear garden. There are also three bright double bedrooms and a three-piece family bathroom. To the front, there is ample parking as well as room for extension (s.t.p.) to the side of the property. The location is a key highlight, with superb local amenities and transport links right on your doorstep and only a short walk to Leigh Station for London commuters and the Broadway, where you can enjoy a variety of independent retailers, cafes and restaurants. Excellent schools such as Blenheim Primary and Belfairs are within the catchment area, with the prestigious grammar schools a walk or bus ride away - ensuring high-quality education for families.

- Kitchen-Family Room layout
- Ample parking
- Large rear garden with bi-folding doors
- Three-piece family bathroom
- Naturally bright property
- Three double bedrooms
- Huge potential for side extension (s.t.p.)
- Stylish interiors throughout
- Walking distance to Leigh Station, Old Leigh and the Broadway
- Great school catchment area

## Flemming Avenue

Leigh-On-Sea

**£450,000**

Price Guide





# Flemming Avenue



## Frontage

Parking on a shingle driveway with enough room for 4 to 5 vehicles, wide gated side access to garden with potential for side extension S.T.P., composite and obscured double glazed front door leading to:

## Entrance Hallway

Double radiator, opening through to main kitchen-family room, skirting and tile effect flooring.

## Master Bedroom

UPVC double glazed French doors with bespoke shutter blinds to front aspect, radiator, skirting and tile effect flooring.

## Second Bedroom

UPVC double glazed French doors and a double glazed side window, radiator, storage cupboard, skirting and carpet.

## Bedroom Three

Double glazed window to side aspect, radiator, skirting and carpet (can fit a double bed).

## Three-Piece Family Bathroom

Bath with chrome mixer tap and shower over, vanity unit with wash basin and chrome mixer tap, low-level w/c, chrome towel radiator, extractor fan, shaver socket, spotlighting, partially tiled walls, skirting and vinyl flooring.

## Kitchen-Family Room

UPVC double glazed bi-fold doors to rear aspect for garden access as well as a UPVC double glazed window to rear aspect. Modern white gloss kitchen units both wall-mounted and base level comprising; inset 1.5 sink with

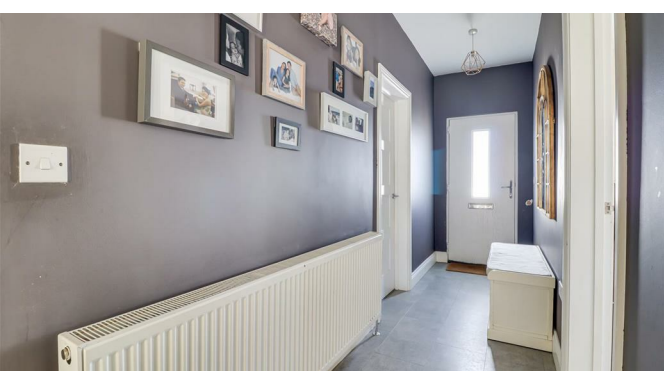
chrome mixer tap set into granite effect laminate worktops, four ring burner Bosch induction hob with stainless steel Bosch extractor hood over, integrated eye-level Bosch oven and Microwave oven, integrated fridge/freezer, integrated Bosch dishwasher, integrated Bosch washing machine, pan drawers.

Lounge-Diner area is comprised of; large double door storage cupboard, stone fireplace with log burner and granite hearth, spotlighting, loft access, skirting and tile effect flooring.

## Rear Garden

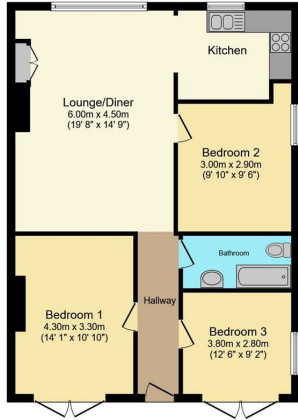
Commences with a hardstanding patio area with planting borders at either side, a large lawn area, fencing, plenty of trees and planting for privacy as well as wide side access which could be fit for potential side extension S.T.P.







# Floor Plan

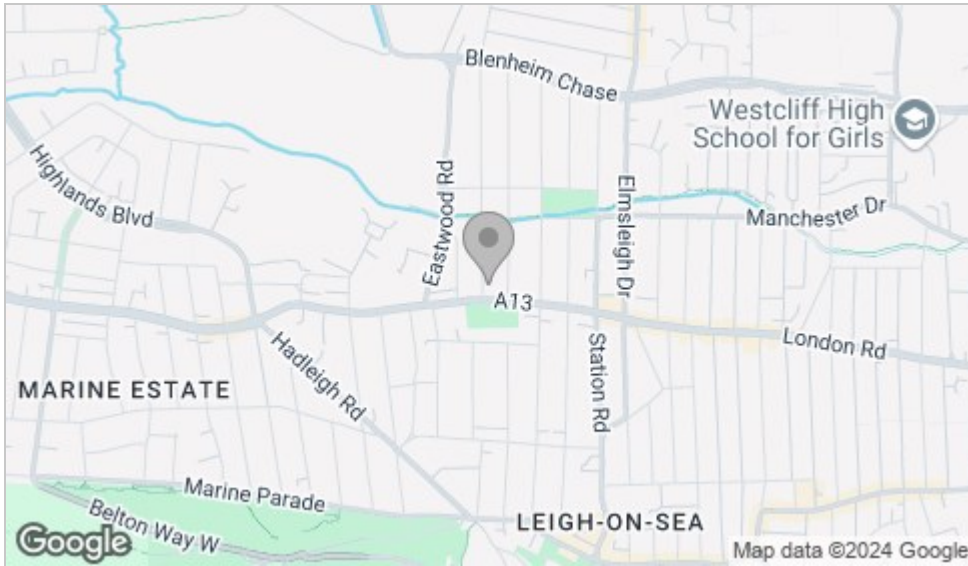


Total floor area 78.0 m<sup>2</sup> (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



# 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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# 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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	