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Estate Agents



GUIDE PRICE £500,000 - £550,000 to this charming three-bedroom detached house on Bonchurch Avenue, Leigh-on-Sea. This property offers a fantastic opportunity for those looking to create their dream home. With its dated interiors in need of modernisation, it provides a blank canvas for customization. The house boasts a beautiful south-facing garden, perfect for enjoying sunny days and outdoor activities. With no onward chain, the process of moving in is made simpler and more convenient.

Situated in a highly sought-after location, the house is just a 15-minute walk from the vibrant Leigh Broadway, known for its array of shops, cafes, and restaurants. For commuters, Leigh-on-Sea station is a 20-minute walk away, offering direct routes into London. Additionally, the property is only 5 minutes from the serene Belfairs Woods, providing a peaceful escape from the hustle and bustle of daily life. With direct routes into London via the A13 London Road and A127, this home is perfectly positioned for both convenience and leisure.

Tenure and Council Tax
Tenure: Freehold
Council Tax Band: D

- Three-bedroom detached house
- Beautiful south-facing garden
- No onward chain
- Off-street parking for one
- Shared side access
- 15-minute walk to Leigh Broadway
- 20-minute walk to Leigh-on-Sea station
- 5 minutes from Belfairs Woods

Bonchurch Avenue

Leigh-on-Sea

£500,000

Price Guide



Bonchurch Avenue



Ground Floor

Entering the property, you are greeted by a spacious hallway leading to all ground floor rooms. The living room, positioned at the front of the house, features large windows that flood the space with natural light. Adjacent to the living room is the dining room, which offers ample space for family meals and entertaining guests. The kitchen, though in need of modernisation, provides a functional layout and direct access to the beautiful south-facing garden, ideal for those who enjoy gardening or outdoor dining.

First Floor

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom is generously sized, offering plenty of space for wardrobes and additional furniture. The second bedroom also accommodates a double bed and benefits from views of the garden. The third bedroom, perfect as a child's room or home office, completes the upper floor. The family bathroom, although dated, is spacious and offers the potential for a luxurious upgrade.

Exterior

The south-facing garden is a standout feature of this property. It is well-maintained and provides a tranquil retreat, ideal for relaxing, gardening, or hosting summer gatherings. The property includes off-street parking for one vehicle and has shared side access, making it convenient for bringing in garden supplies or bicycles. The front of the house offers curb appeal with its traditional detached design.

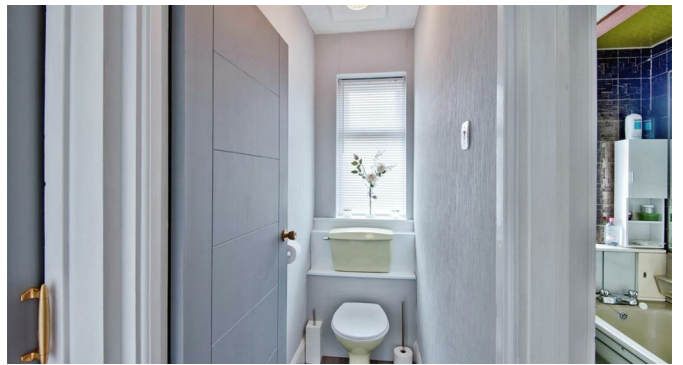
School Catchment

The property falls within the catchment area for

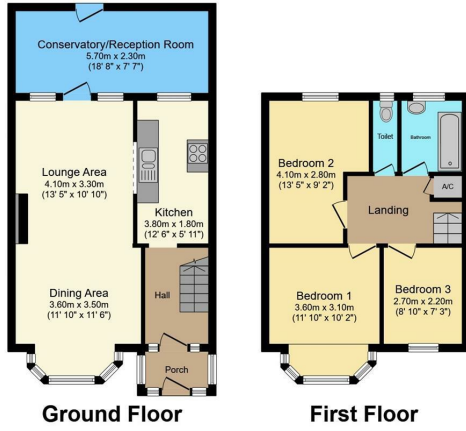
several well-regarded schools, making it an excellent choice for families. Nearby educational institutions provide quality education options from primary through secondary levels.

Overview

This three-bedroom detached house on Bonchurch Avenue, Leigh-on-Sea, offers a unique opportunity for modernisation and customization. With a beautiful south-facing garden, no onward chain, and convenient off-street parking, this property is perfectly situated within walking distance of Leigh Broadway, Leigh-on-Sea station, and Belfairs Woods. Direct routes into London via the A13 and A127 make it an ideal choice for commuters. This home is perfect for families looking to settle in a vibrant and well-connected community.



Floor Plan

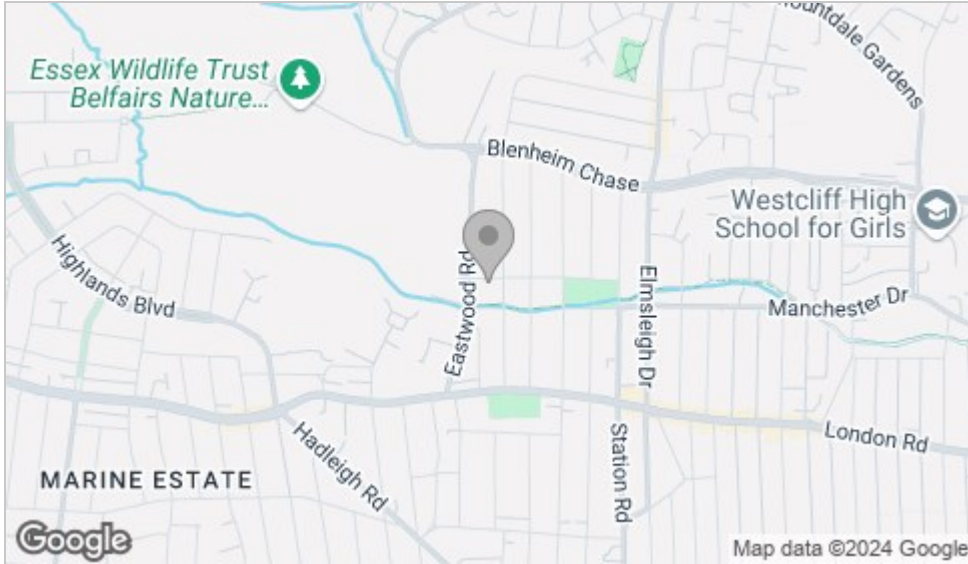


Total floor area 92.9 sq.m. (1,000 sq.ft.) approx

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



Area Map



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		

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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