



\* £250,000 - £270,000 \* GARAGE AND PARKING \* GROUND FLOOR WITH DIRECT ACCESS TO GARDEN \* LONG LEASE \* QUIET LOCATION \* WALK TO LEIGH STATION AND BROADWAY \* This bright ground floor, two bedroom flat offers a modern layout with its' open-plan kitchen-reception room which has direct access to the garden through french doors. There are also two great-sized bedrooms, a three-piece family bathroom and externally, access to a private garage and parking. The location is brilliant - positioned on a quiet road with only a walk to Leigh Broadway and Leigh Station for London commuters and for schooling, it sits within the Blenheim Primary School and Belfairs Academy catchment areas, as well as being only a short drive from the prestigious grammar schools of the borough. The property benefits from a long lease, well-kept communal areas and grounds and is available to view now!

- Parking
- Ground floor
- Three-piece bathroom
- Well-kept building and grounds
- Long lease
- Garage
- Two great-sized bedrooms
- Direct garden access
- Short walk to Leigh Station and the Broadway
- Open-plan living

## Kingswood Chase

Leigh-On-Sea

**£250,000**

Price Guide





# Kingswood Chase



## Frontage/Parking

Mature front gardens, driveway leading to private garage to the rear with a parking space in front of it plus additional shared parking, communal gardens.

## Garage

Single garage with space for a car in front of it.

## Communal Entrance

Solid wood communal entrance door with door entry system, carpet.

## Private Entrance Hall

Phone entry system, radiator, storage cupboard, laminate flooring.

## Lounge-Diner

13'93 x 11'33

UPVC double glazed french doors for access to an outside seating area which then opens out to the rest of the communal gardens. Opening through to kitchen, traditional column style radiator, coved ceiling, dado rail, skirting and wood effect laminate flooring.

## Kitchen

8'49 x 6'70

UPVC double glazed window to side aspect, combination boiler, wall-mounted and base level kitchen units comprising; wooden worktops, space for fridge/freezer and washing machine, sink and drainer with chrome mixer tap, four ring burner electric hob with integrated oven, space for appliances, wood effect laminate flooring.

## Master Bedroom

12'06 x 10'47

UPVC double glazed window to rear aspect overlooking gardens, radiator, skirting and wood effect laminate flooring.

## Second Bedroom

10'32 x 8'49

UPVC double glazed window to rear aspect overlooking gardens, radiator, skirting and wood effect laminate flooring.

## Three-Piece Bathroom

7'27 > 5'09 x 6'72

Floor to ceiling wall tiles, bathtub with shower over, pedestal wash basin, low-level w/c, wall-mounted mirrored cupboard, chrome towel radiator, floor tiling.

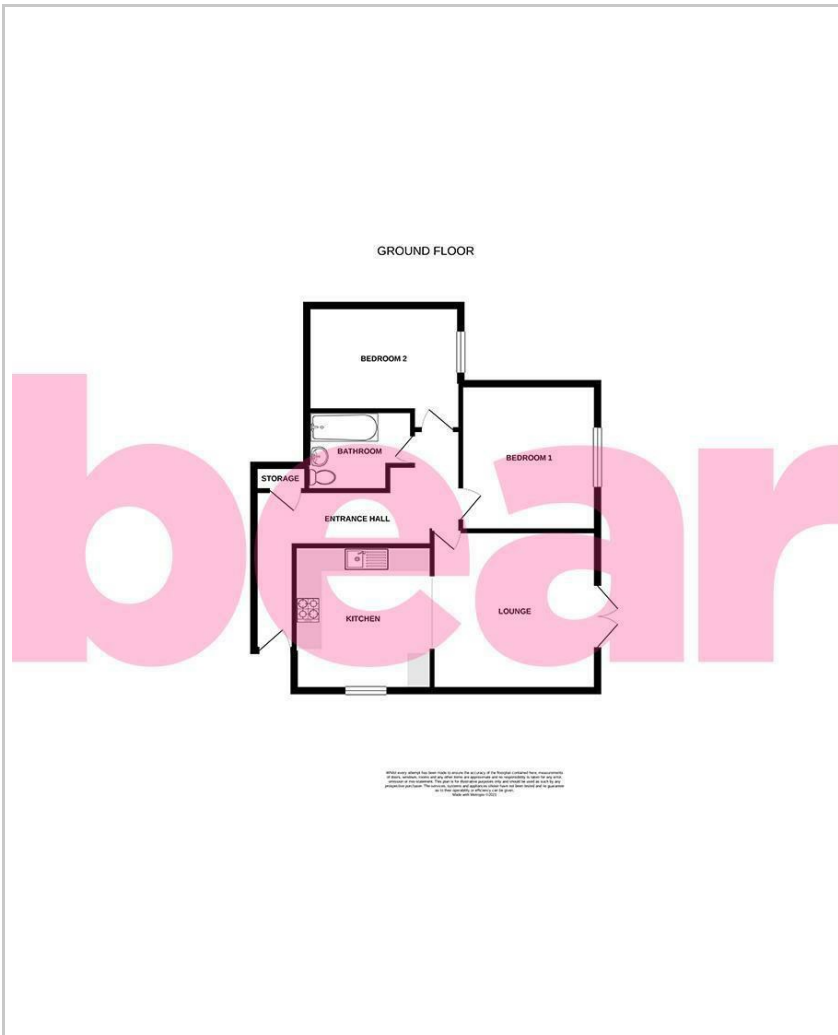
## Garden

Communal gardens with mature planting, large lawn area, access to parking and garage, and a more secluded area for seating in front of the lounge-diner french doors.





# 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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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

