



* £450,000 - £500,000 * DETACHED BUNGALOW * THREE PARKING SPACES * LARGE GARDEN * POTENTIAL FOR LOFT CONVERSION S.T.P. * CENTRAL LEIGH-ON-SEA LOCATION * WALK TO LEIGH & CHALKWELL STATIONS AND THE BROADWAY * This superbly spacious two double bedroom bungalow offers characterful features, a great amount of internal space, the luxury of being fully detached and space for three vehicles on the driveway.

Internally, the property offers a spacious front lounge, master bedroom with a range of built-in wardrobes, a bay-fronted second bedroom, modern three-piece shower room and an open-plan kitchen-diner which leads out to the conservatory. The garden is mature, well-kept and offers side access down both flanks, with access to a large storage shed which will remain. The loft is prime for a loft conversion subject to planning, as it already has windows at either end and the current roof line would compliment a large rear dormer for maximum space. The block paved three car driveway is rare in such a central Leigh-on-Sea position, with amenities and bus links at the top of the road and Chalkwell Station, Chalkwell Park and the ever-popular Leigh Broadway all only a walk away! For schooling, Darlington and Belfairs Academies are within the catchment area, while the prestigious grammar schools of the borough are close by. The bungalow is offered with no onward chain and would make a lovely home for the next owners.

- Parking for three
- Large garden with shed
- Huge potential for loft conversion (s.t.p.)
- Modern kitchen-diner
- Walk to Leigh & Chalkwell Stations and the Broadway
- No onward chain
- Two dropped curbs
- Bay-fronted period character
- Conservatory
- Short distance to the grammar schools, amenities and bus links

Olivia Drive

Leigh-On-Sea

£450,000

Price Guide



Olivia Drive



Frontage

Parking for three vehicles on a block paved driveway with dropped curb and side access down both sides of the property, as well as an additional shared drive to right-hand side which leads to a gated entrance for access to the shed.

Front Porch

UPVC double glazed door and sidelights, original quarry tiled flooring, wooden and obscured glazed door leading to.

Entrance Hallway

Loft access, radiator, dado rail, skirting, Karndean flooring, doors to all rooms.

Master Bedroom

14'7" x 10'9"

UPVC double glazed window to rear aspect, two sets of built-in wardrobes, picture rail, skirting, double radiator, carpet.

Bedroom Two

13'9" x 10'2"

UPVC double glazed bay-fronted window with made to measure blinds and curtains, as well as an obscured leadlight UPVC double glazed window to side aspect, double radiator, picture rail, skirting, carpet.

Front Lounge

15'3" x 10'11"

UPVC double glazed bay-fronted window with made to measure blinds and curtains, as well as two original stained glass feature windows to side aspect, feature fireplace, double radiator, ceiling rose, picture rail, skirting, carpet

Kitchen-Diner

14'8" x 10'4" x 14'2"

UPVC double glazed French doors for conservatory access as well as a UPVC double

glazed window to rear aspect overlooking the garden, wooden kitchen units both wall-mounted and base level comprising; 1.5 stainless steel sink and drainer with chrome mixer tap and a tiled splashback, granite effect laminate worktops, integrated oven, four ring burner electric hob with extractor over, boiler cupboard, space for washing machine, integrated fridge, integrated freezer, broom cupboard, coving, skirting, double radiator and wooden flooring.

Three-Piece Shower Room

8'0" x 5'3"

Obscured UPVC double glazed window to side aspect, corner shower cubicle, vanity unit with wash basin and chrome mixer tap, low-level w/c, chrome towel radiator, shaver socket, wall-mounted mirrored cupboard, tiled walls and floor.

Conservatory

17'10" x 5'11"

UPVC double glazed French doors and windows all around with blinds, wood effect laminate flooring, wall lighting, power.

Rear Garden

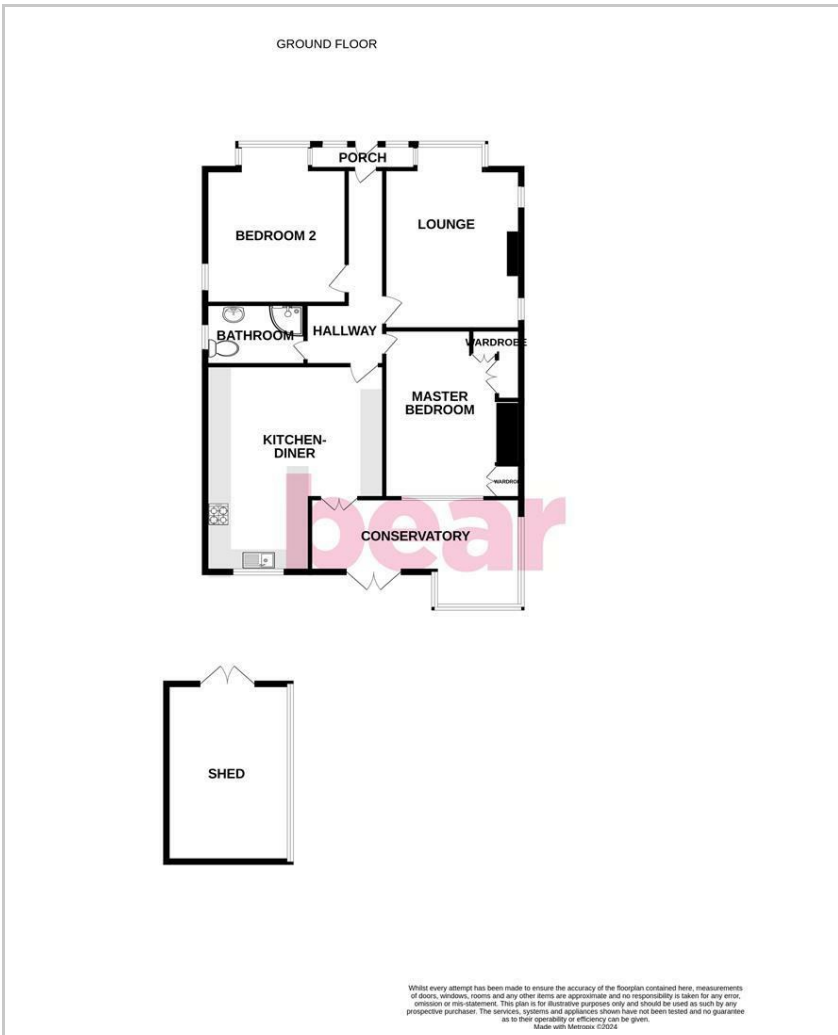
Commences with a paved patio area and the rest of the garden is laid to lawn with mature shrubbery borders, planting archways, a rose garden, side access down both sides of the property, access to shed and additional shared driveway (shed to remain).

Loft/Solar Panels

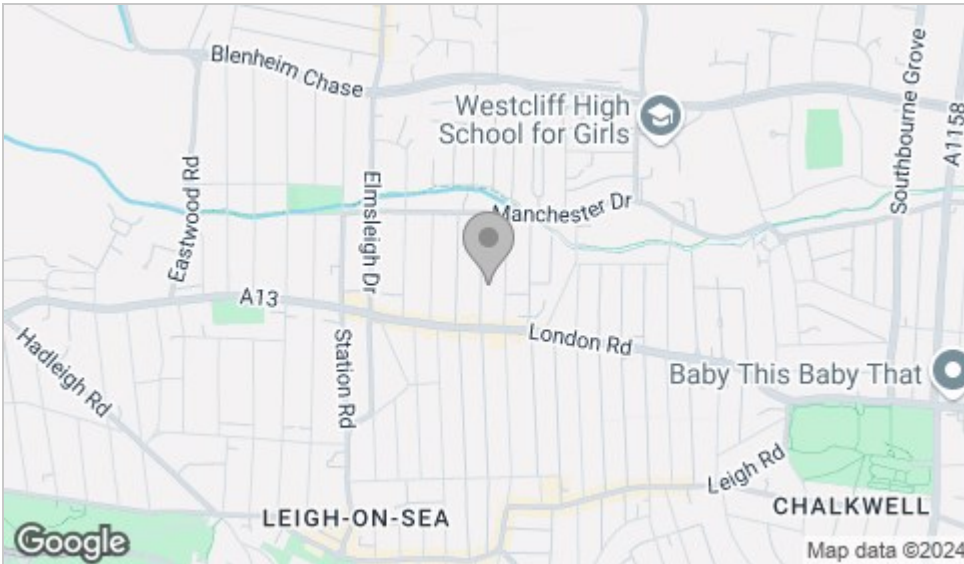
Partially boarded and insulated loft with solar panels and a large floor space with good head height, as well as windows at either side - making it perfect for a large rear dormer loft conversion (subject to the usual planning permissions).



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 <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			
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	