



* £400,000- £425,000 * LARGE FRONT DRIVEWAY POTENTIAL STP *

Nestled in the charming St. Davids Drive of Leigh-on-Sea, this delightful semi-detached bungalow exudes character and warmth. Boasting two generously sized bedrooms, this property offers a cosy retreat for you to call home. As you step inside, you are greeted by a bright and welcoming hallway. There is a spacious lounge diner, perfect for entertaining guests or simply relaxing with your loved ones. The lounge diner seamlessly flows into a brick-based conservatory, where you can bask in the natural light and enjoy the views of the lovely unoverlooked rear garden. The dual aspect kitchen is a chef's dream, complete with a pantry area for all your storage needs. The master bedroom is a sanctuary in itself, featuring floor-to-ceiling fitted wardrobes that offer ample space for your belongings. Outside, the rear garden is a tranquil oasis, ideal for hosting summer barbecues or simply unwinding after a long day. A convenient storage unit ensures that your outdoor essentials are neatly tucked away. The property is a short drive from Leigh Broadway and Station whilst also being a short walk to useful shops and Belfairs Woods and Golf Course.

- Beautiful character bungalow
- Potential for large driveway to front STP
- Two great size bedrooms
- Generous lounge diner
- Spacious brick based conservatory
- Moments from Belfair's Woods and Golf Course
- Dual aspect kitchen with pantry area
- Delightful rear garden backing brook
- Short walk to useful shops and bus routes

St. Davids Drive

Leigh-on-Sea

£400,000

Price Guide



St. Davids Drive



Frontage

Large front garden with concrete pathway and attractive flower bed borders, front door to:

Hallway

17'10" x 5'11" > 3'4"

Smooth ceiling with loft hatch, airing cupboard housing water tank, storage cupboard, picture rail, cupboard housing utility meters, UPVC entrance door to front, wall mounted radiator, carpet.

Bedroom One

13'7" x 12'6" into bay

Smooth ceiling, picture rails, double glazed leadlight bay windows to front, floor to ceiling fitted wardrobes, double radiator, carpet.

Bedroom Two

10'6" x 8'11"

Smooth coved ceiling with pendant light, picture rail, double glazed window to side, radiator, carpet.

Bathroom

8'2" x 5'2"

Obscure double glazed window to side, coved ceiling, high level WC, wall hung wash basin, panelled bath with shower attachment, part tiled walls, heated towel rail, carpet.

Kitchen

10'8" x 8'7"

Smooth ceiling, double glazed windows to side and rear overlooking garden, large walk in pantry cupboard, UPVC door to rear leading to garden, wall and base level units with roll edge laminate worktops, stainless steel sink and drainer with chrome mixer tap, space for

washing machine, space for cooker, cupboard housing floor standing boiler, space for fridge freezer, tiled splashbacks, carpet.

Lounge Diner

17'7" x 12'4"

Smooth ceiling, double glazed leadlight windows to front, feature fireplace with tiled surround, picture rails, wall mounted radiator, carpet, windows and double wooden doors leading to:

Brick Based Conservatory

11'5" x 11'1"

Double glazed windows to rear and side, UPVC double glazed door to side leading out to garden, wall hung lights, radiator, tiled flooring.

Rear Garden

Commences with raised patio area, with remainder laid to lawn with raised flower bed borders with flower beds to rear, side access to front, access to storage unit. Brook to very rear of garden.

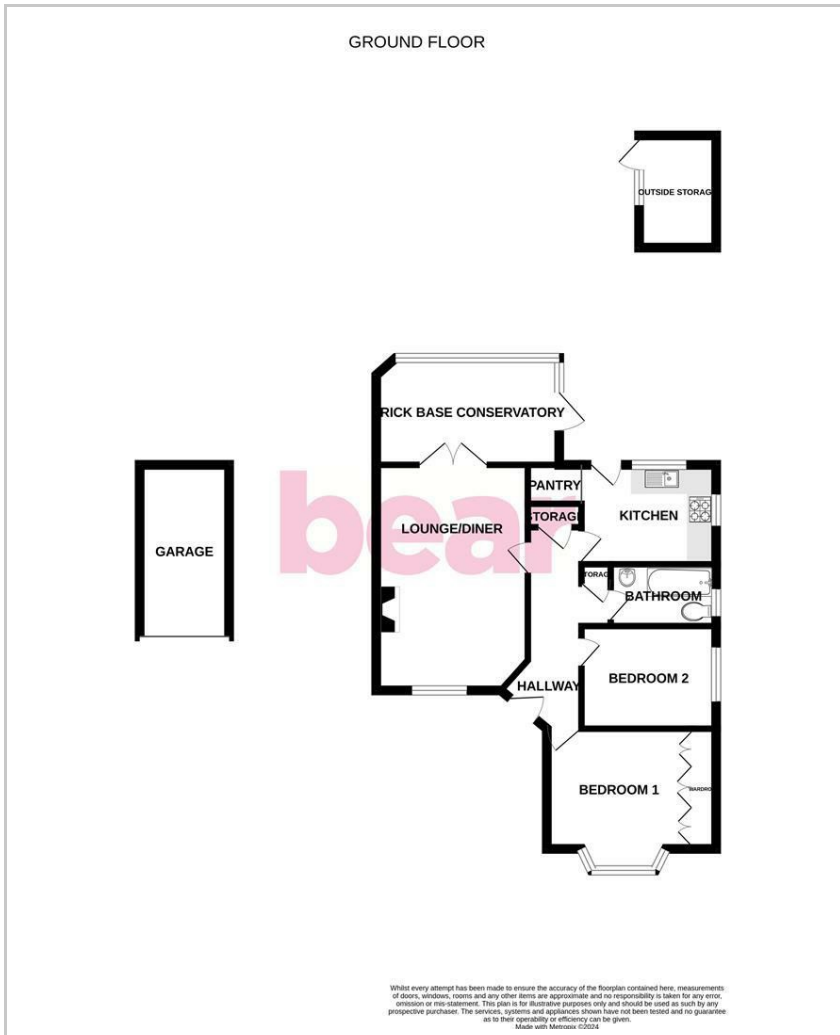
Detached Garage and Driveway

15'8" x 7'6"

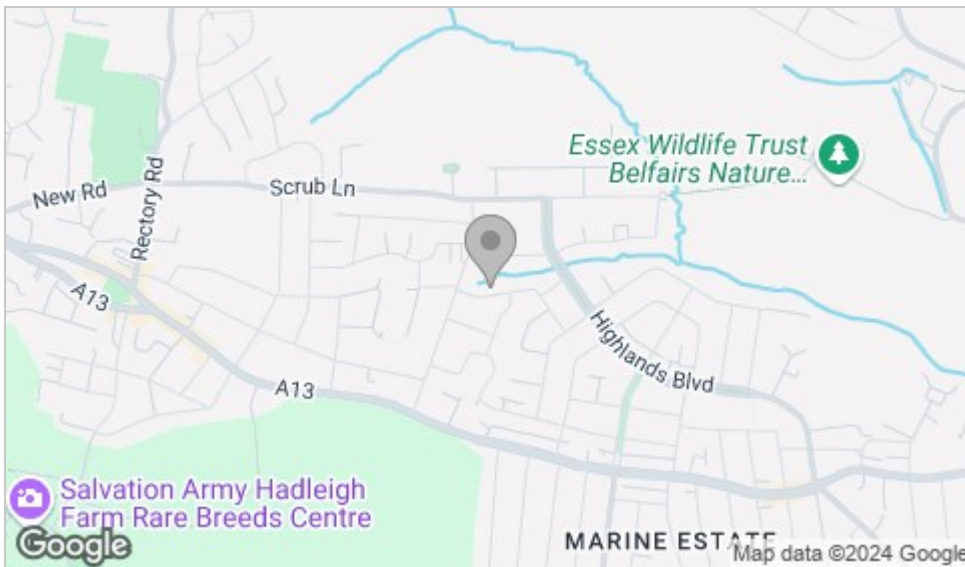
Up and over door to front, parking for two vehicles on front driveway. PLEASE NOTE: This is to the left of the property, next door but one. The vendor will include this with the sale subject to the correct offer being received.



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) 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	