



\* £425,000 - £450,000 \* AMPLE PARKING AND GARAGE \* LARGE GARDEN \* VERSATILE LAYOUT \* NEARBY GRAMMAR SCHOOLS AND HOSPITAL \* DETACHED BUNGALOW \* This well-kept and spacious three-bedroom detached bungalow offers refurbished kitchen and bathrooms and a versatile layout. The accommodation is comprised of; ample parking on the front driveway with access to the single garage, two double bedrooms with underfloor heating, a further third bedroom/reception room, a modern three-piece bathroom and a stunning and sociable kitchen-reception room with doors out to the spacious rear garden! The location offers quick access to; the grammar schools, Southend University Hospital, amenities and bus links and the A127, with Chalkwell Station being a short drive away for London commuters. This detached home is available to view now!

- Ample parking
- Large garden
- Refurbished kitchen-reception room
- Close proximity to grammar schools and the hospital
- Short drive to Chalkwell and Westcliff Stations
- Garage
- Possible three bedroom layout
- Modern three-piece bathroom suite
- Amenities and bus links nearby with quick access to the A127
- Detached bungalow

## Carlingford Drive

Westcliff-On-Sea

**£425,000**

Price Guide





# Carlingford Drive



## **Parking/Frontage**

Hardstanding driveway providing off-street parking 3 vehicles plus an additional in the garage.

## **Garage**

Single garage for further parking, power, lighting and an up and over garage door.

## **Hallway**

UPVC obscured double glazed front door, coving, spotlighting, skirting, wood effect laminate flooring.

## **Kitchen-Reception**

25'11" x 10'4"

Kitchen Area:

Double glazed window to side aspect, wall-mounted and base level units comprising; laminate worktops with tiled splashbacks, stainless steel sink with drainer, breakfast bar, oven, induction hob with stainless steel and glass extractor hood over, space and plumbing for washing machine, vertical anthracite radiator, matching unit housing the hot water and heating system, coving, spotlighting and vinyl flooring.

Living Area:

Double glazed sliding patio doors to the rear giving access to the garden, coving, spotlighting, wood effect laminate flooring with underfloor heating.

## **Bedroom One**

12'2" x 12'2"

Double glazed bay window to front aspect, coving, skirting and wood effect laminate flooring with underfloor heating.

## **Bedroom Two**

13'11" x 9'10"

Double glazed window to side aspect, coving, skirting and wood effect laminate flooring with underfloor heating.

## **Bedroom Three/Reception Room**

14'4" x 9'10"

Double glazed window to rear aspect, coving, skirting and wood effect flooring with underfloor heating.

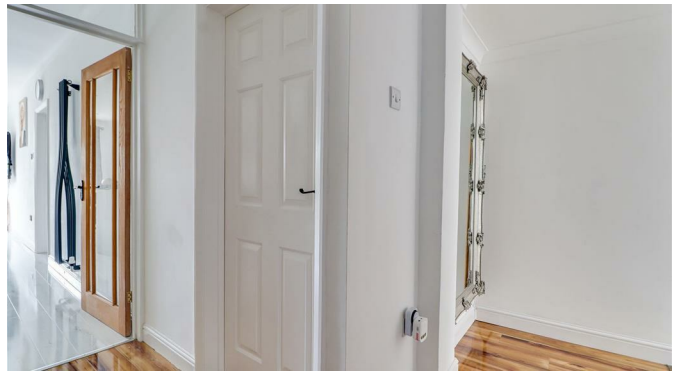
## **Three-Piece Family Bathroom**

Obscured double glazed window to side aspect, loft access, corner jacuzzi bath with mixer tap and shower attachment, vanity unit with sink, WC, chrome towel radiator, wall and floor tiling.

## **Rear Garden**

Raised tiled patio with steps down to garden, large lawn, outside tap, outside power socket, gated side access, recently installed shed/summerhouse, rear access to attached garage.

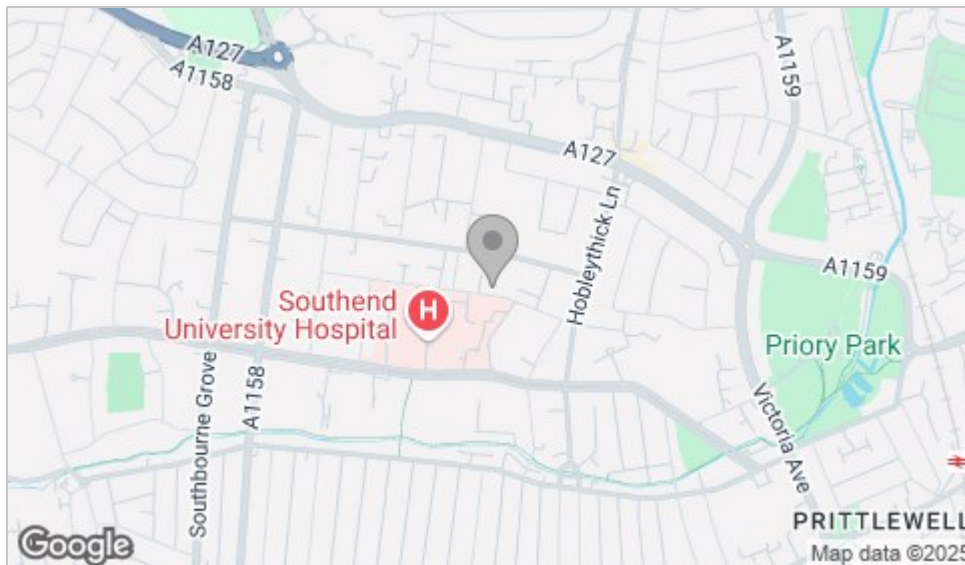




## Floor Plan



## 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.

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

