



\* £500,000 - £525,000 \* Proudly positioned in the charming Leighcroft Gardens of Leigh-on-Sea, this beautifully extended and fully renovated semi-detached bungalow offers a perfect blend of modern living and comfort. With the potential for two to three bedrooms, this home is ideal for families or those seeking extra space. The heart of the home is undoubtedly the stunning kitchen family room, which boasts bi-folding doors that seamlessly connect the indoor space to the landscaped rear garden. This feature not only enhances the natural light but also creates an inviting atmosphere for entertaining guests or enjoying quiet family moments. The impressive fully tiled four-piece family bathroom adds a touch of luxury, ensuring that every aspect of this property has been thoughtfully designed. For those with vehicles, the property includes a driveway that accommodates two large cars, providing convenience and ease. The rear garden is a true gem, featuring a raised patio area that is perfect for hosting gatherings or simply relaxing in the sun. There are working solar panels at the property too. Location is key, and this bungalow does not disappoint. A short stroll will take you to local amenities, including the picturesque Belfairs Woods and Golf Course, offering a wonderful escape into nature. Additionally, major bus routes are just moments away, making commuting and exploring the surrounding areas effortless. This property is a rare find, combining modern elegance with a prime location. It is an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a beautifully renovated home.

- Character two-three bedroom semi-detached bungalow
- Extended to the rear creating a kitchen family room
- Driveway for two large vehicles with potential to make a third space
- Landscaped rear garden with raised area
- Fully fitted kitchen with integrated appliances and bi-folding doors to the rear garden
- Short walk to local amenities, including Belfairs Woods and Golf Course
- Close to major bus routes
- Solar panels
- No Onwards Chain

## Leighcroft Gardens

Leigh-on-Sea

**£500,000**

Price Guide



# Leighcroft Gardens



## Frontage

Paved driveway for two large vehicles, garden area with a brick wall perimeter, side access to the rear garden, access to:

## Entrance Hallway

22'3" x 3'5" > 2'10"

Smooth ceiling with inset spotlights, new composite entrance door to the front, two storage cupboards (one housing the wall mounted Worcester combination boiler), loft hatch with a loft ladder, laminate flooring, door to:

## Lounge-Bedroom One

15'0" x 9'10"

Smooth ceiling with a pendant light, double glazed windows to the front bay, radiator, carpet.

## Bedroom Two

13'5" x 10'5"

Smooth ceiling with a pendant light, double glazed window to the rear, radiator, carpet.

## Bedroom Three

12'10" x 10'6"

Smooth ceiling with a pendant light, double glazed windows to the front, radiator, carpet.

## Four-Piece Bathroom

10'3" x 5'10"

Smooth ceiling with inset spotlights and an extractor fan, curved bath with wall mounted chromemixer taps, vanity unit wash basin, low-level WC, walk-in shower with a drencher head and a shower hose, chrome heated towel rail, fully tiled walls and flooring.

## Kitchen Family Room

22'4" x 15'2" > 11'11"

Smooth ceiling with inset spotlights, aluminium double glazed bi-folding doors to the rear, double glazed skylight. Modern shaker style kitchen comprising of; wall and base level units, floor to ceiling units including integrated fridge and freezer on a 70/30 split and a cupboard housing a stacker system with a washing machine and tumble dryer, cupboard housing the utility meters and the fuse box, center island with a cupboard and drawers and a breakfast bar, integrated Bosch oven, four ring Bosch induction hob with a Bosch extractor fan above, Bosch microwave, pull out bin store, Bosch integrated dishwasher, quartz effect worktops.

## Rear Garden

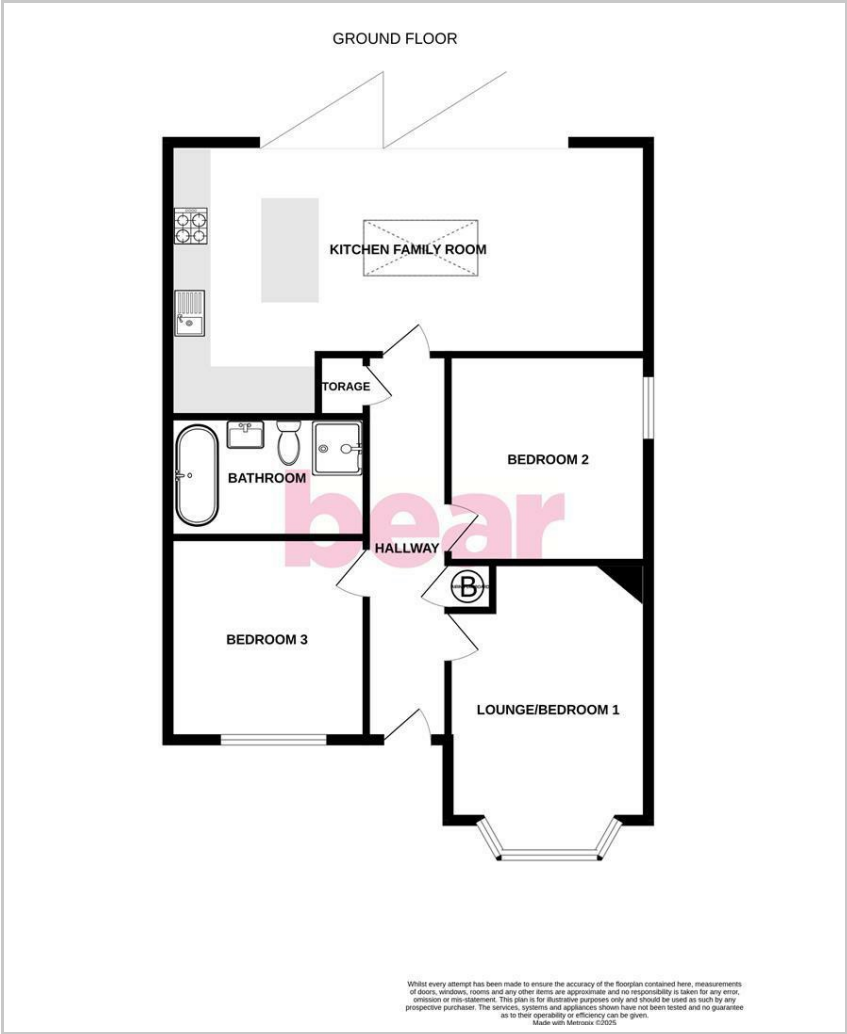
Commences with a raised patio area with the remainder laid to lawn, tree and shrub boundaries, side access to the front driveway, outside lighting, outside tap.

## Agents Notes:

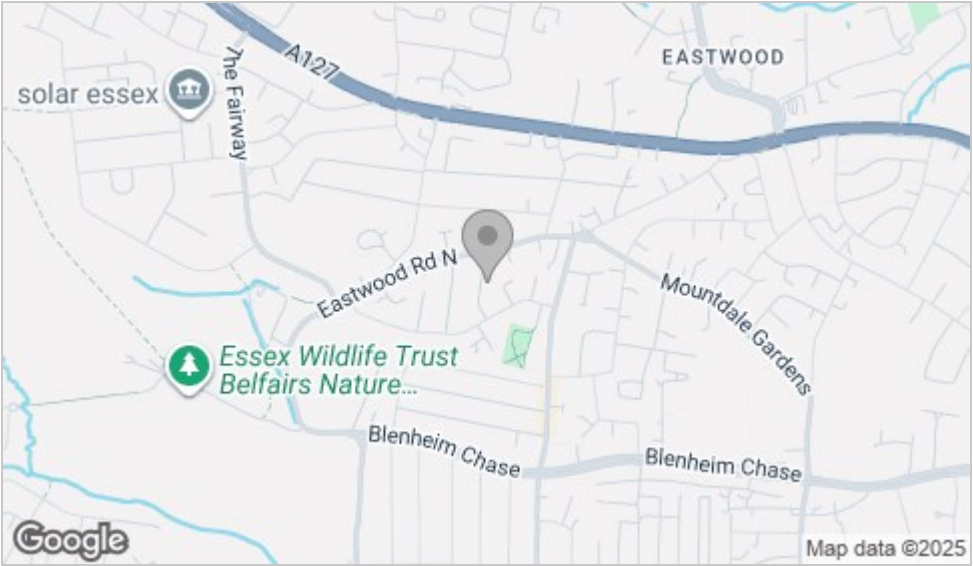
Completely extended and renovated throughout. All new electrics, carpet and flooring. New stylish four piece bathroom and new fully fitted kitchen with integrated appliances. There is also a completely landscaped rear garden.



# 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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# Energy Efficiency Graph

