



Approximate net internal area: 850.14 ft<sup>2</sup> / 78.98 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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28 Leslie Drive, Leigh-on-Sea, SS9 5NW



Essex Countryside are pleased to offer for sale this spacious two bedroom semi-detached bungalow located in a quiet cul de sac. The accommodation boasts a modern kitchen, large conservatory, three piece bathroom, two bedrooms and a spacious lounge. Outside the property benefits from off street parking and a East facing rear garden. Situated in Eastwood, this home is close to local shops and parks as well as being within the catchment area for Edwards Hall Primary School and The Eastwood Academy. Viewing highly recommended !



- NO ONWARD CHAIN
- TWO BEDROOMS
- MODERN KITCHEN
- LARGE CONSERVATORY
- SPACIOUS LOUNGE
- THREE PIECE BATHROOM
- OFF STREET PARKING
- EAST FACING REAR GARDEN
- CLOSE TO SHOPS
- VIEWING HIGHLY RECOMMENDED





To view this property call us today **01702 719777**

**PORCH** 6' 8" x 5' 8" (2.05m x 1.73m) Double glazed door to front aspect, double glazed windows to front and side aspect, laminate flooring and power points.

**ENTRANCE HALL** 19' 2" x 3' 5" (5.86m x 1.05m) Carpeted flooring, power points and radiator.

**KITCHEN** 9' 10" x 8' 2" (3.35m x 2.51m) Double glazed door to rear aspect, double glazed window to rear aspect, range of eye and base units, roll edge worktop incorporating a 1.5 drainer sink with mixer tap, integrated fridge/freezer and dishwasher, four ring gas with extractor above, oven, power points, under cabinet lighting, laminate flooring and part tiled walls.

**LOUNGE** 15' 10" x 11' 0" (4.85m x 3.37m) Double glazed window to front aspect, carpeted flooring, power points, radiator.

**CONSERVATORY** 20' 7" x 8' 10" (6.29m x 2.70m) Double glazed door to rear aspect, double glazed window side and rear aspect, radiator, power points, space for washing machine and tumble dryer.

**BEDROOM ONE** 13' 0" x 11' 1" (3.98m x 3.40m) Double glazed window to rear aspect, carpeted flooring, radiator, power points and built in wardrobes.

**BEDROOM TWO** 11' 11" x 7' 2" (3.64m x 2.20m) Double glazed window to front aspect, carpeted flooring, power points and radiator,

**BATHROOM** 7' 2" x 6' 3" (2.19m x 1.91m) Double glazed window to side aspect, low level WC, vanity sink with mixer tap, single shower, heated towel rail, vinyl flooring and fully tiled walls.

**REAR GARDEN** Commencing with decking area and the remainder laid to lawn, shed and side access.

**FRONT GARDEN** Off street parking for one car and the remainder laid to lawn.