



Brown & Brand



**Hazelwood Grove**  
Leigh-on-Sea, SS9 4DE

- Three Bedroom detached bungalow
- Sought after location with good access to A127
- Huge potential for further extensions (subject to local planning)
- No onward chain

**Guide Price**  
**£350,000-£365,000**







## Property Description

Located in this sought after turning with excellent access to the A127, this three-bedroom detached bungalow is offered with vacant possession and presents fantastic potential.

The accommodation comprises a welcoming entrance hallway, spacious lounge with a feature fireplace, a modern fitted kitchen, three well-proportioned bedrooms, and a contemporary three-piece bathroom suite. Externally, the property boasts a large garden, perfect for outdoor entertaining or future extensions (subject to planning permission). This is a superb opportunity for buyers looking to create their ideal home in a sought-after location.





## ACCOMMODATION

Approached via hardwood entrance door with obscure panelling giving access to:

## ENTRANCE HALLWAY

Fitted carpet, radiator. Door to:

## BEDROOM ONE

15' 6 (into bay)" x 10' 10" (4.72m x 3.3m) Double glazed bay window to front, fitted carpet, feature fireplace, radiator, obscure picture window to side.



## BEDROOM TWO

11' 9" x 9' 9" (3.58m x 2.97m) Double glazed window to front, fitted carpet, feature fireplace, further double-glazed window to side.

## BEDROOM THREE

10' 7" x 7' 8" (3.23m x 2.34m) Double glazed window to side, fitted carpet, radiator and feature fireplace.

## LOUNGE

13' 4" x 11' 10" (4.06m x 3.61m) Double glazed window to side, feature fireplace, radiator. Door to



## INNER HALLWAY

Loft access, radiator, lino flooring, double glazed window to rear giving access to garden, door to

## BATHROOM

Three-piece suite comprising pedestal wash handbasin, WC, panelled bath with shower attachment, partly tiled walls, radiator, obscure double glazed window to rear, lino flooring.

## KITCHEN/DINER

10' 9" x 9' 10" (3.28m x 3m) The kitchen is fitted with modern units with laminate work surfaces over incorporating sink unit with tap and drainer, wall mounted boiler, space for cooker, space for fridge freezer, lino flooring, radiator, double glazed window to rear.



## REAR GARDEN

The rear garden is approximately 70ft (un-measured) and has a large lawn area, privacy fencing, mature borders gated side access and wooden shed.

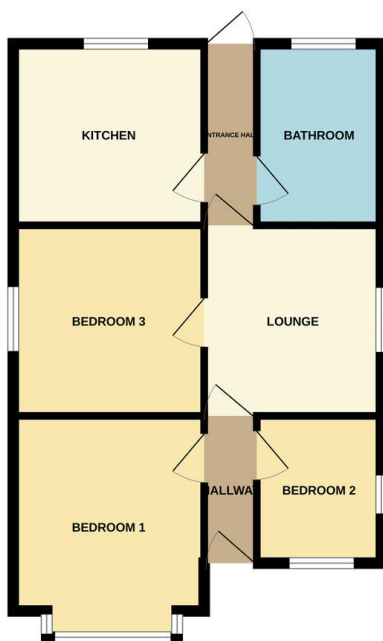


## FRONT GARDEN

Mainly laid to lawn with tree and shrub borders.  
Potential for off road parking (subject to local planning consent)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

|                                                |                           |                                                |
|------------------------------------------------|---------------------------|------------------------------------------------|
| 2, Handsworth Grove<br>LEIGH-ON-SEA<br>SS9 4DE | Energy rating<br><b>E</b> | Valid until<br>3 July 2030                     |
|                                                |                           | Certificate number<br>7808-1015-7286-7100-7279 |

Property type  
Detached bungalow

Total floor area  
76 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

