



Brown & Brand



Bohemia Chase
Leigh-on-Sea, SS9 4PW

- Four/Five Bedroom semi detached family home
- Sought after tree lined turning close to local schools
- Modern open-plan kitchen/diner with skylights and bi-folding doors
- No onward chain

Guide Price £525,000 to £550,000





Property Description

GUIDE PRICE £525,000 TO £550,000

Situated in a highly sought-after, tree-lined turning close to local schools and amenities, this fully refurbished family home offers exceptional accommodation throughout.

The ground floor comprises an inviting entrance hallway, a spacious front lounge, an additional sitting room or study, a ground floor WC, and a stunning open-plan kitchen/dining/family room featuring a stylish shaker-style fitted kitchen with integrated appliances and bi-folding doors opening onto the rear garden. There is also a convenient utility room.

To the first floor, the property offers three well-proportioned bedrooms, a modern family bathroom, and an en-suite shower room to the main bedroom.

Externally, the home benefits from a generous rear garden, off-street parking to the front, and is offered with no onward chain.



ACCOMMODATION COMPRISES

Approached via composite door with obscure panelling given access to:

ENTRANCE HALLWAY

Smooth plastered ceiling with inset spotlights. LVT (luxury vinyl tiles) flooring. Door to:

LOUNGE/BEDROOM

14' 1" x 11' 1" (4.29m x 3.38m) Double glazed window to front, fitted carpet, radiator, smooth plastered ceiling.

OFFICE/PLAYROOM

8' 3" x 8' 5" (2.51m x 2.57m) Double glazed window to front, radiator, fitted carpet, smooth plastered ceiling.

GROUND FLOOR WC

Two piece suite comprising WC, vanity sink unit with mixer tap and tiled splash backs. Obscure double glazed window to side.

KITCHEN/DINER/FAMILY ROOM

19' 6" x 17' 7" (5.94m x 5.36m) Kitchen is beautifully fitted with grey shaker style units with storage cupboards to both ground and eye level. Laminate worktops incorporating one and a half stainless steel sink unit with tap and drainer. Four ring electric hob with extractor fan above. Integrated dishwasher, fitted electric oven, integrated fridge /freezer. Sky light Windows. LVT flooring. Smooth plastered ceiling with spotlights. Sky light windows. Radiator. Bi-folding doors . Door to:

UTILITY ROOM

Wall mounted boiler, space and plumbing for washing machine, LVT flooring, cupboards to both eye and ground level with laminate worktop over, smooth plastered ceiling.





FIRST FLOOR ACCOMMODATION

LANDING

Fitted carpet, smooth plastered ceiling with spotlights, door to:

BEDROOM ONE

13' 4" x 10' 6" (4.06m x 3.2m) Double glazed window to front, smooth plastered ceiling, fitted carpet, door to:



EN-SUITE

Modern three piece suite comprising WC, vanity sink unit mixer tap, shower cubicle with fully tiled walls, tiled flooring, heated towel rail.

BEDROOM TWO

9' 4" x 7' 9" (2.84m x 2.36m) Double glazed window to front. Fitted carpet. Smooth plastered ceiling.

BEDROOM THREE

9' 6" x 7' 10" (2.9m x 2.39m) Double glazed window to front, radiator, fitted carpet, smooth plastered ceiling.

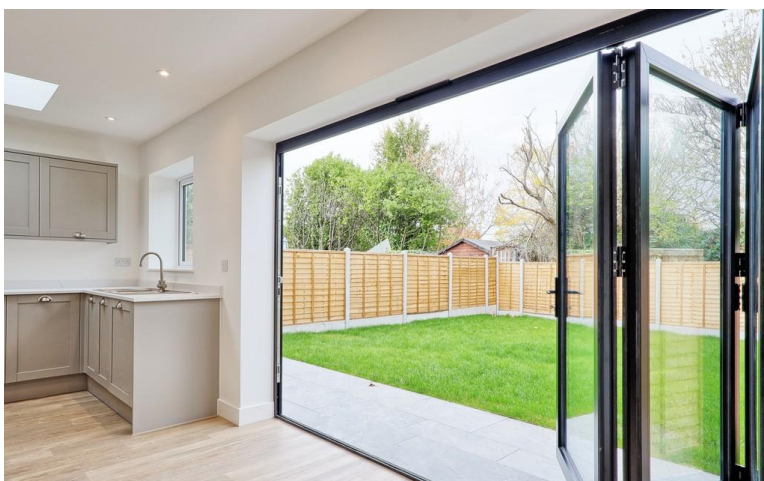


BATHROOM

Three-piece suite comprising bath with shower attachment, vanity sink unit with mixer tap, WC heated towel rail, tiled flooring, smooth plastered ceiling with inset spotlights, double glazed window to side.

REAR GARDEN

The Rear Garden is a good size and features stylish porcelain tiles with remainder laid to lawn and enclosed privacy fencing.





Energy performance certificate (EPC)		
33 Bohemia Chase LEIGH-ON-SEA SS9 4PW	Energy rating	Valid until: 14 January 2035
	D	Certificate number: 9858-3045-6209-7625-7204

Property type	Semi-detached bungalow
Total floor area	50 square metres

Rules on letting this property

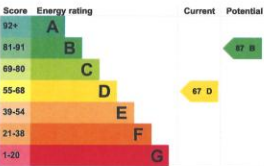
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

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

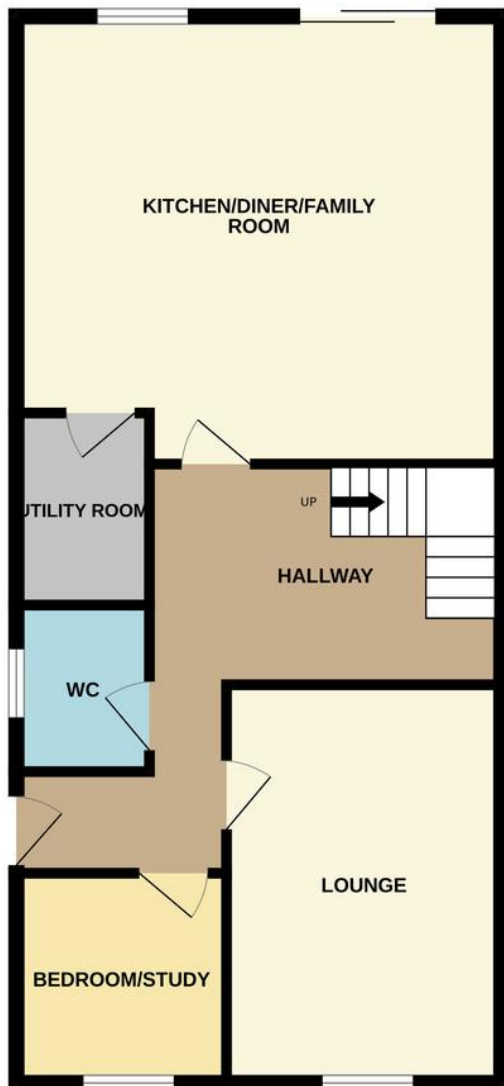


The graph shows this property's current and potential energy rating.

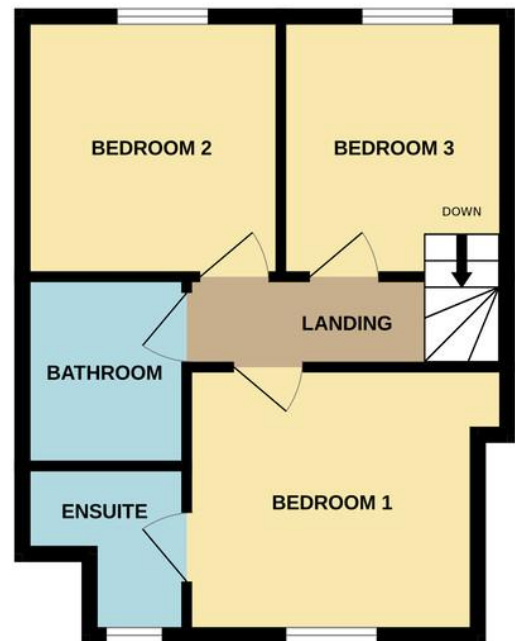
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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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