



Minton Heights, Rochford
Price Guide £450,000

home.

19 Minton Heights

Rochford
SS4 3EQ

 3  1  1

- Spacious Detached Bungalow
- No Onward Chain
- South Backing Plot
- Three Bedrooms
- Kitchen/Diner
- South Facing Lounge
- Secluded South Facing Garden
- Off Street Parking & Detached Garage

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*** Guide Price £450,000 - £475,000 ***

Home Of Leigh are very excited to offer for sale this surprisingly spacious three bedroom detached bungalow which has been in the same family since it was first built in 1986 and sits on a sunny south backing plot and is being offered with no onward chain.

The accommodation comprises; spacious entrance hall, a south facing lounge with patio doors to the rear garden, a separate kitchen/diner again overlooking the rear garden, three well appointed bedrooms and a large four piece bathroom suite.

Externally the property boasts a great size and secluded south backing rear garden whilst to the front, the property is set backing within a quiet cul de sac and benefits from off street parking as well as a detached garage.





Accommodation Comprises

The property is approached via double glazed lead light entrance door leading to:

Entrance Hall

18'1 max x 11'1 max

A great size entrance hall with double glazed lead light obscure window to side aspect, carpeted, built-in storage cupboard, coved cornice, access to loft space, built-in airing cupboard, radiator. Doors to:

Lounge

17'1 x 11'1

Double glazed lead light window to rear aspect with French doors opening out onto the garden, carpeted, coved ceiling, three wall light points, feature fireplace with electric fire with wooden surround, wall mounted air-conditioning unit, radiator.



Kitchen Diner

17'1 x 9'1

Double glazed lead light windows to rear and side aspect plus further door to side. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built-in oven and grill with matching four ring gas hob and extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, wall mounted boiler (n/t), appliance space and plumbing for washing machine and fridge freezer, smooth plastered ceiling, radiator.



Bedroom One

14'3 x 11'1

Double glazed lead light window to front aspect, carpeted, coved ceiling, radiator.

Bedroom Two

13'3 x 9'1

Double glazed lead light window to front aspect, coved ceiling, wall mounted air-conditioning unit, radiator.

Bedroom Three

9'1 x 8'7

Double glazed lead light window to front aspect, carpeted, coved ceiling, radiator.

Bathroom

10'1 x 9'1

A great size bathroom with double glazed windows to side aspect. Modern four piece suite comprising; panelled bath with mixer tap and shower attachment, fully tiled walk-in shower cubicle, pedestal wash hand basin, low level WC, half tiled to surrounding walls, inset ceiling lights, radiator.

Externally

Rear Garden

The property benefits from a great size secluded south backing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing.

Front Garden:

The front of the property is laid to lawn with an independent driveway offering parking for one/two vehicles.

Garage:

17'3 x 7'1

Located in a small block to the front of the property, with up and over door, power and lighting connected.

GROUND FLOOR



Property Details

3 Bedrooms
1 Bathrooms
1 Reception Rooms
Bungalow - Detached

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: E

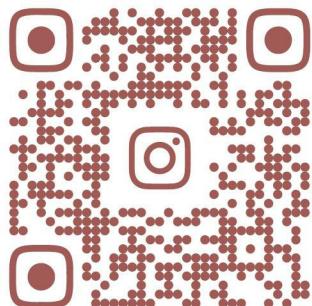
£450,000

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