



Coulson James are favoured as sole agents to market this charming semi detached bungalow featuring two/three generously sized double bedrooms which awaits a modern touch, presenting an excellent opportunity for renovation. Further benefiting from reception rooms, conservatory, fitted kitchen and a shower room with w/c. Nestled in a convenient location, this property comes with a larger than average south-facing 60ft approx. rear garden with patio seating area, separate garage and off street parking providing ample space for a minimum of two vehicles. Its close proximity to Belfairs Woods, Belfairs Golf Course, Woodcutters shopping parade, and local amenities, makes it an ideal choice for your new home.

Danescroft Drive | Leigh on Sea

**GUIDE PRICE £350,000 - £375,000 Freehold**

Additionally, easy access to A127 and multiple bus routes to further enhances the property's appeal. With the potential for an extension subject to planning permission, this residence is offered with no onward chain. This property must be viewed to fully appreciated its beautiful potential and charm. Council Tax Band - C. REF: 3333

Front Porch  
5' 7" x 4' 4" (1.7m x 1.32m)  
Entrance Hall  
16' 8" x 3' 3" (5.08m x 1m)  
Lounge  
13' 9" x 10' 3" (4.2m x 3.12m)  
Kitchen  
11' 3" x 7' 3" (3.43m x 2.2m)  
Bedroom One  
12' 9" x 12' 6" (3.89m x 3.8m)  
Dining Room/Bedroom  
12' 4" x 11' 7" (3.76m x 3.53m)  
Bedroom Two  
10' 3" x 9' 1" (3.12m x 2.77m)  
Bathroom  
8' 0" x 7' 8" (2.44m x 2.34m)



TOTAL FLOOR AREA - 571 sq.ft. (53.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with AutoCAD 2023

## KEY FEATURES:

- Two/Three Double Bedrooms
- Garage to Rear
- No Onward Chain
- Semi-Detached Bungalow
- Off Street Parking
- Close to Belfairs Woods, Golf Course & Local Amenities
- Potential to Extend (STPP)