



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Dandies Close, Leigh-On-Sea



Morgan Brookes believe - This detached bungalow boasts two double bedrooms, a generous sized garden and an open planned kitchen/dining room providing all the best features for a comfortable lifestyle!

Our sellers love - That the property is situated within a close proximity to local amenities and provides easy access to the A127 and local transport links.

Key Features

- Detached Bungalow.
- Two Double Bedrooms.
- Open Planned Kitchen/Dining Room.
- Generous Size Rear Garden.
- Within Close Proximity To Local Amenities.
- Easy Access To A127.
- Easy Access To Transport Links.
- Call Morgan Brookes Today.

£525,000



Dandies Close, Leigh-On-Sea

Entrance

Obscure double glazed paneled door leading to:

Entrance Hall

13' 1" x 2' 11" (3.98m x 0.89m)

Radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Living Room

14' 0" x 10' 0" (4.26m x 3.05m)

Double glazed bay window to front aspect, radiator, smooth ceiling, carpet flooring.

Kitchen

10' 5" x 7' 7" (3.17m x 2.31m)

Radiator, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, four point gas hob incorporating extractor fan over, space & plumbing for appliances, storage cupboard housing boiler, smooth ceiling incorporating inset downlights, tiled flooring.

Dining Room

13' 7" x 9' 1" (4.14m x 2.77m)

Double glazed windows to rear aspect, smooth ceiling incorporating inset downlights, wood effect flooring, double glazed paneled door leading to:

Master Bedroom

11' 6" x 9' 10" (3.50m x 2.99m)

Double glazed window to front aspect, radiator, fitted wardrobes, smooth ceiling, carpet flooring.

Family Bathroom

7' 4" x 5' 4" (2.23m x 1.62m)

Obscure double glazed window to rear aspect, double shower cubicle, raised shower system, vanity hand basin, heated towel rail, low level W/C, part tiled walls, smooth ceiling, tiled flooring.

Second Bedroom

10' 6" x 9' 11" (3.20m x 3.02m)

Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring.

Rear Garden

Mainly laid to lawn, mature tree, wooden shed to remain.

Front Of Property

Block paved driveway providing off street parking.

Garage

Up & over door.



MORGAN BROOKES

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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Local Authority Information
Southend-on-Sea Borough Council
Council Tax Band: D

01268 755626

morganbrookes.co.uk

£525,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.