

**SCOTT &
STAPLETON**

NELSON ROAD
Leigh-On-Sea, SS9 3HX
Offers In Excess Of £525,000





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Scott & Stapleton are delighted to offer for sale this super detached character bungalow occupying an impressive west backing plot with a generous road frontage of approx. 45'.

This charming property has retained a number of original features and benefits from spacious, well planned accommodation including 2 good size bedrooms, large lounge/diner, fitted kitchen/breakfast room & 4 piece bathroom.

To the front is a large, sweeping 'in & out' driveway providing ample off street parking leading to a larger than average detached garage whilst the rear garden extends to approx. 45' x 60' and is very mature with an

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To the front is a large, sweeping 'in & out' driveway providing ample off street parking leading to a larger than average detached garage whilst the rear garden extends to approx. 45' x 60' and is very mature with an abundance of shrubs & flowers. There is also ample room for extensions or possible redevelopment (stpp).

Located in a convenient & sought after location close to all amenities with Chalkwell Park & Schools within easy walking distance.

Offered with vacant possession & no onward chain a great opportunity to purchase a large bungalow on huge plot with masses of potential. An early internal inspection is strongly advised.



Accommodation comprises

Original wooden entrance door with stained lead light inset leading to entrance hall.

Entrance hall

3.7 x 2.1 (12'1" x 6'10")

Obscure stained lead light windows to side. Original quarry tiled floor, picture rail, radiator in ornate cover, loft access. Panelled doors to all rooms.

Lounge/diner

6.8 x 3.5 (22'3" x 11'5")

Large, bright room with UPVC double glazed bay window to rear & UPVC double glazed door leading to garden. Tiled fireplace, 3 radiators, picture rail, 2 wall light points.

Kitchen/breakfast room

6.2 x 3.6 (20'4" x 11'9")

UPVC double glazed bay window to front, further obscure UPVC double glazed window to side. Range of base & eye level units with drawers over base units & glazed displays plus large fitted larder cupboard. Integrated electric oven, separate gas hob & extractor fan, spaces for fridge/freezer, washing machine & dishwasher. Wood effect worktops with inset one and a quarter bowl sink unit with mixer tap & matching drainer, part tiled walls, wall mounted Ideal combination boiler (not tested), ceiling spotlights.

Bedroom 1

4.4 x 3.5 (14'5" x 11'5")

Large UPVC double glazed bay window to rear. Range of mirror fronted wardrobes to 1 wall, matching dressing table & chest of drawers. 2 radiators, picture rail.

Bedroom 2

3.5 x 2.5 (11'5" x 8'2")

UPVC double glazed window to front. Radiator, picture rail.

Bathroom

2.4 x 2.4 (7'10" x 7'10")

2 obscure UPVC double glazed windows to side. White suite comprising of panelled bath, separate corner shower cubicle, low level WC & wash hand basin in vanity unit with cupboard below. Fully tiled walls, radiator, fitted storage cupboard, shaver point, wood panelled ceiling with ceiling spotlights.

Front garden

The property is set well back from the road with an impressive road frontage of approx. 45'. A large crazy paved sweeping 'in & out' driveway provides ample off street parking leading to the detached garage. Brick retaining wall to the front boundary, large shrub & flower beds. Pedestrian access on both sides to rear garden.

Detached garage

5.7 x 3 (18'8" x 9'10")

Larger than average single garage with wooden double doors to front & vehicular access to rear.

Rear garden

Delightful, cottage style garden with stocked flower & shrub borders. West backing, being extremely sunny and extending to approx. 45' x 60'. Timber summer house, fully fenced, outside lighting & tap.

