



FOR SALE

Nobles Green Close, Leigh-On-Sea SS9 5QH

Offers In Excess Of £500,000 Freehold Council Tax Band - E

3  1  1  850.36 sq ft

- Detached Bungalow
- Potential To Extend With Correct Planning
- Three Bedrooms
- Large Lounge/Diner
- Positioned In The Corner Of A Cul-De-Sac On A Spacious Plot
- Garage
- Off Street Parking For Multiple Vehicles
- No Onward Chain
- Quiet Location

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

This three-bedroom detached bungalow offers a wonderful opportunity for those seeking a home with potential. Spanning approximately 850 square feet, the property is set on a generous plot, providing ample outdoor space and a beautiful rear garden.

The bungalow features a large lounge/diner and with three well-proportioned bedrooms, there is plenty of room for a growing family, for those wishing to accommodate guests or for anyone working from home. The Kitchen leads to the conservatory which offers extra utility space. The property also includes a three piece bathroom, separate w/c and off-street parking for multiple vehicles, along with a garage.

Built in 1960, this home is in need of modernisation, allowing you to put your personal touch on it and create the perfect living space tailored to your tastes. Being sold with no onward chain, this property presents a straightforward opportunity for buyers looking to move in without delay.

Whether you are a first-time buyer, a family, or an investor, this bungalow in Nobles Green Close is a fantastic prospect. With its spacious layout, lovely garden, and potential for enhancement, it is a property not to be missed.

Measurements

Lounge/Diner - 11'11 x 19'8 (3.64m x 6.00m)

Kitchen - 11'6 x 10'10 (3.52m x 3.31m)

Conservatory - 11'11 x 6'1 (3.65m x 1.87m)

Bathroom - 5'4 x 7'2 (1.64m x 2.20m)

W/C - 7'3 x 2'4 (2.21m x 0.72m)

Bedroom 1 - 11'5 x 12'11 (3.48m x 3.94m)

Bedroom 2 - 9'6 x 8'10 (2.90m x 2.71m)

Bedroom 3 - 8'10 x 11'5 (2.71m x 3.48m)

Interior

Upon entering the bungalow via a porch to the front and internal door, to the left you will find a large lounge/diner with access to the rear garden via sliding patio doors. Back into the hallway, there is a cupboard housing the electric consumer unit and bedroom number three which is positioned to the rear of the property over looking the rear garden. The kitchen is also positioned at the rear of the property with matching wall and base units and space for appliances. There is a door leading to the conservatory which has access

Exterior

The driveway provides off street parking for multiple vehicles and has access to the rear garden via a gate to the side of the property. The garage can be accessed through and up and over door to the front or side door beyond the gate. The rear garden is a fantastic addition to this property with lots of character. Commencing with a paved patio area with the remainder laid to lawn. Offering plenty of shrubbery, sheds, a greenhouse, pond and plenty of room for garden furniture to enjoy the sun.

Location

Nobles Green Close is a quiet and peaceful cul-de-sac which is within easy reach of local amenities, transport links and nice walks with local parks such as Edwards Hall Park and Scotts Park.

School Catchment

Edwards Hall Primary School

The Eastwood Academy

Tenure

Freehold



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	66	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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