



\* £375,000 - £400,000 \* Situated on Eastwood Old Road in the attractive coastal town of Leigh-on-Sea, this appealing semi-detached bungalow offers a wonderful balance of comfort and practicality. Featuring two good-sized bedrooms, it's an excellent choice for couples, small families, or those looking to downsize to a quieter lifestyle. The property opens into a bright and airy reception room, creating a welcoming space that's ideal for both relaxing and hosting guests. A neatly presented three-piece shower room adds to the home's functionality, catering to everyday needs with ease. To the rear, you'll find a generously proportioned garden with a spacious seating area—perfect for outdoor dining, entertaining, or simply unwinding. There's ample room for gardening or for children to enjoy the space. The bungalow also benefits from a private driveway with parking for at least two vehicles, offering added convenience. Well-positioned for local amenities, the property is just a short drive from Leigh Station, making it ideal for commuters. The popular Broadway and charming Old Town are also within easy reach, providing a wide range of shops, restaurants, and leisure options. Altogether, this is a fantastic opportunity to secure a comfortable home in a desirable location, with plenty to offer both inside and out.

- Spacious semi-detached bungalow
- Generous rear garden
- Three-piece shower room
- Lounge giving access to the rear garden
- Close to major transport links
- Two well sized bedrooms
- Large outside seating area
- Open plan kitchen-diner
- Driveway creating parking for at least several vehicles
- Short drive to Leigh Station, the Broadway and the Old Town

## Eastwood Old Road

Leigh-on-Sea

**£375,000**

Price Guide



# Eastwood Old Road



## Frontage

Block paved driveway creating parking for several vehicles, front lawn area, door to:

## Entrance Hallway

Smooth coved ceiling with a pendant light, entrance door to the side, doors to all rooms, radiator, tiled flooring.

## Lounge

Smooth coved ceiling with a pendant light, double-glazed French doors to the rear opening out onto the garden, radiator, tiled flooring, opening to:

## Kitchen/Diner

Kitchen Area:

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden. Kitchen comprising of; wall and base level units with a wooden worktop, space for a large range cooker with a five-ring gas hob and a stainless steel extractor fan over, inset butler sink with a chrome mixer tap, space for a wine rack, space for an American-style fridge freezer, space for a washing machine, tiled splashbacks, tiled flooring, opening to:

Dining Area:

Smooth coved ceiling with inset spotlights, double-glazed window to the side overlooking the garden, double-glazed French doors to the rear opening out onto the garden, space for a six-seater dining table, radiator, wood-effect laminated flooring.

## Bedroom One

Smooth coved ceiling with a pendant light, double-glazed window to the front, radiator, space for a floor-to-ceiling wardrobe, carpet.

## Bedroom Two

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

## Shower Room

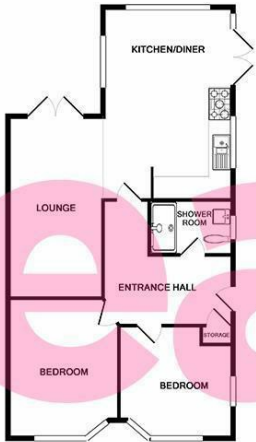
Smooth coved ceiling with a pendant light, shower cubicle with a rainfall head, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

## Rear Garden

Commences a paved patio area with the remainder laid to lawn, access to the outside seating area, flower and shrub borders, outside lighting, outside tap.



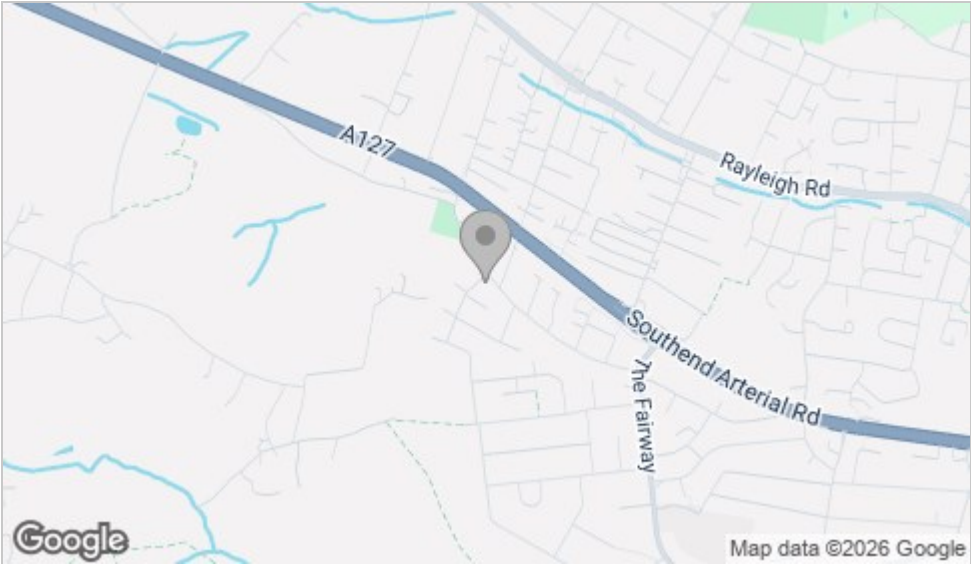
# Floor Plan



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

