



\* £300,000- £325,000 \* DRIVEWAY FOR TWO VEHICLES AND GARAGE \* OPEN PLAN LOUNGE-DINER WITH CONSERVATORY \* TWO DOUBLE BEDROOMS \* GENEROUS PLOT \* Set on a generous plot, this charming bay-fronted bungalow offers an exciting opportunity to create your perfect home. The accommodation includes a block-paved driveway providing off-road parking for two vehicles, a welcoming porch, and a spacious entrance hall with ample storage. Inside, you'll find a bay-fronted master bedroom, a second bedroom featuring fitted wardrobes, a family bathroom with a separate WC for added convenience, a well-appointed kitchen, and a generously proportioned open-plan lounge-diner. To the rear, a bright conservatory opens out to the garden, which also offers access to a detached garage. For schooling, Fairways School and Belfairs Academy are within catchment, and the prestigious Southend and Westcliff grammar schools a few bus stops away. Excellent bus links and the A127 are easily accessible, facilitating seamless travel. For London commuters, Leigh Station is just a short drive away, providing efficient rail connections. This property combines comfort, potential, and location. Whether you're looking to expand, invest, or simply enjoy a spacious bungalow, this home is a must-see.

- Beautiful bay-fronted bungalow
- Large driveway for two vehicles and garage
- Two double bedrooms
- Spacious lounge-diner
- Bright and open conservatory
- Bathroom with separate WC
- Low-maintenance garden
- Ample storage throughout
- Catchment for Fairways School and Belfairs Academy
- Motivated sellers

## Bellhouse Lane

Leigh-On-Sea

**£300,000**

Price Guide



# Bellhouse Lane



## Frontage/Parking

Beautiful bay-fronted bungalow with block paved driveway for two vehicles, shingle and flower/shrub borders, gated side access leading to garage and garden at rear, UPVC double glazed front door leading to:

## Porch

6'6" x 4'11"

UPVC double glazed windows to front aspect, Carpeted floor, UPVC double glazed obscured front door leading to:

## Entrance Hallway

Open hallway giving access to all rooms with storage heater and carpeted floor.

## Bedroom One/Lounge

12'5" x 11'9"

UPVC double glazed bay-fronted window, storage heater, skirting, carpet.

## Bedroom Two

9'11" x 9'7"

UPVC double glazed window to front aspect, large fitted wardrobes, smooth ceilings, skirting, carpet.

## Bathroom

6'3" x 5'4"

UPVC double glazed obscured window to side aspect, laundry cupboard, wash basin with chrome taps, panelled bath, smooth ceilings with cornicing, ceiling to floor tiles, carpet.

## Separate WC

6'3" x 2'5"

UPVC double glazed obscured window to side aspect, WC, skirting, carpet and tile effect lino flooring.

## Kitchen

11'0" x 9'5"

UPVC double glazed door leading to side access, UPVC double glazed window to side aspect, large storage cupboard (with cut of gas pipe), kitchen units both wall mounted and base level, kitchen comprised of; space for range cooker, space for washing machine/tumble dryer/dishwasher, stainless steel 1.5 sink with drainer and chrome mixer tap, smooth ceilings with cornicing and access to loft, skirting, tiled effect lino flooring.

## Lounge-Diner

19'10" x 11'10" > 8'7"

UPVC double glazed French doors leading to conservatory, UPVC double glazed window to rear aspect, storage heater, feature fireplace, smooth ceilings with cornicing, skirting, carpet.

## Conservatory

14'3" x 5'3"

UPVC double glazed French doors leading to garden, UPVC double glazed windows to rear and side aspects, skirting, carpet.

## Rear Garden

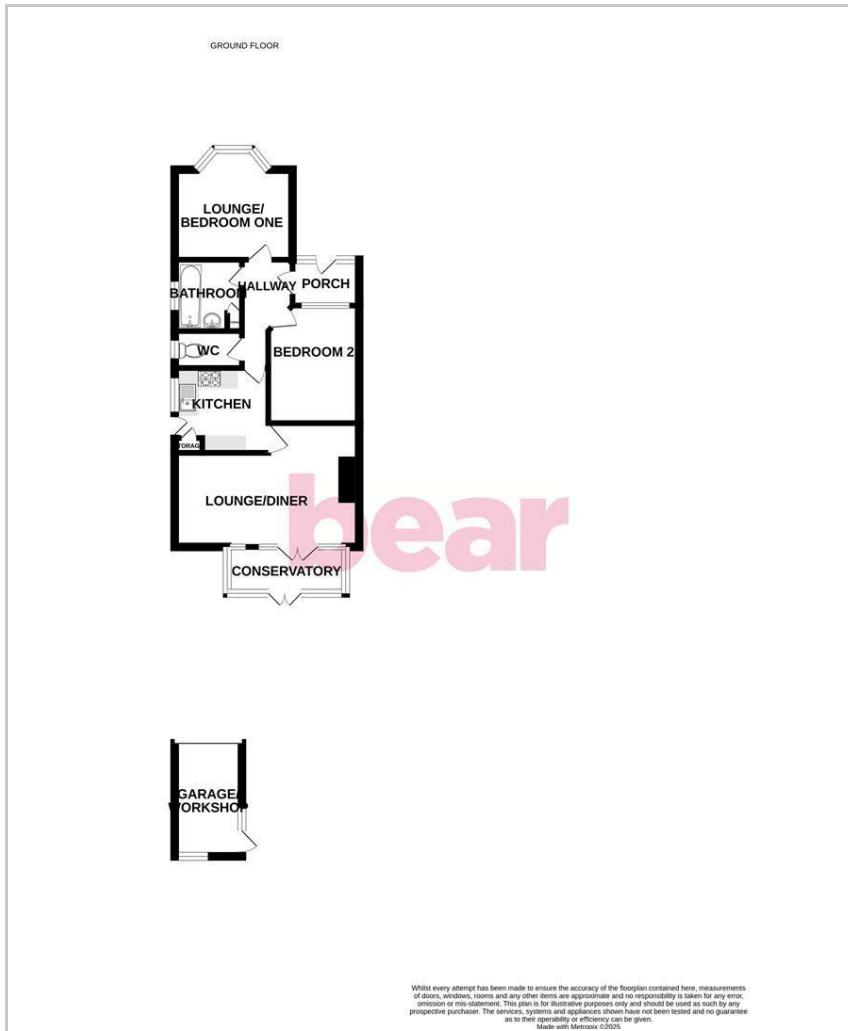
Commences; paved patio area, lawn area with block paved pathway, raised flower/shrub borders, shingled area, access to garage with storage space behind, and access back to the front of the property.

## Garage

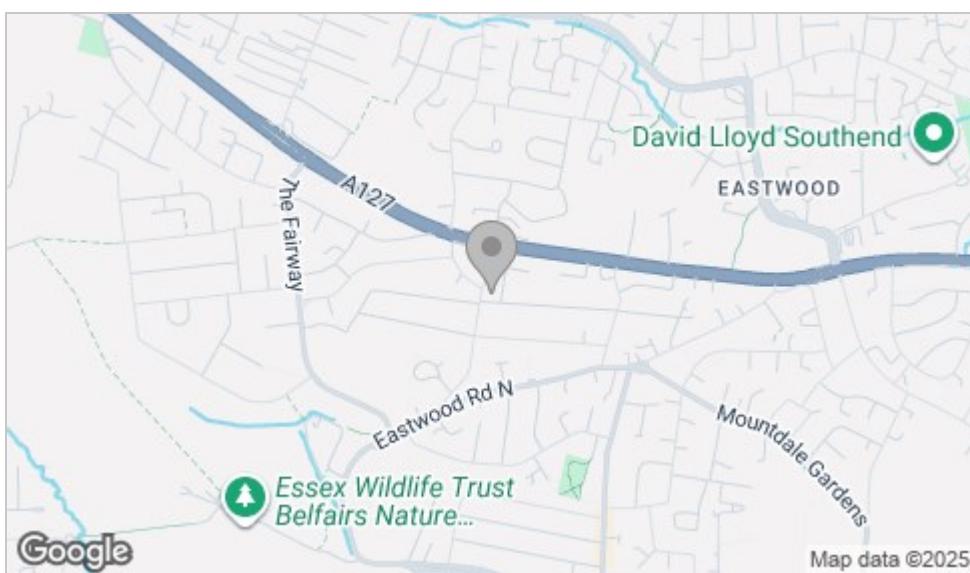
Up and over door, a separate door to side which can be accessed from the garden, windows to side and rear aspects, electrical and light fixtures.



## Floor Plan



## 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.

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## Energy Efficiency Graph

