



Flamboro Close | | Leigh-on-Sea | SS9 5NT

Offers Over £450,000

bear
Estate Agents

**Flamboro Close |
Leigh-on-Sea | SS9 5NT
Offers Over £450,000**

A well presented detached bungalow offering spacious accommodation, a low-maintenance west facing garden and ample off-street parking. Positioned in a quiet Eastwood location, this attractive home benefits from modern features and excellent access to local amenities, schools and transport links.

- Detached Bungalow
- Spacious Lounge with French Doors to Garden
- Sizeable Kitchen/Breakfast Room with Breakfast Bar
- One Electric and One Manual Skylight
- Two Bedrooms
- Large Three Piece Shower Room
- West Facing Low-Maintenance Garden with Bar
- Ample Off-Street Parking
- Shutter Blinds to Remain
- Double Glazing and Gas Central Heating





The property welcomes you with a porch leading into a bright entrance hall, providing access to all rooms. The lounge is a generously sized living space, complete with French doors that open onto the rear garden, allowing natural light to flow through and creating a seamless indoor-outdoor feel. The sizeable kitchen/breakfast room offers ample storage and worktop space, along with a breakfast bar for casual dining. The room is further enhanced by electric skylights, controlled via remote, providing additional light and ventilation. There are two well proportioned bedrooms, including a bay fronted master bedroom and a second bedroom with built-in storage. A large three piece shower room completes the accommodation and also benefits from a manual skylight. Externally, the property boasts a sizeable west facing rear garden which has been designed for low maintenance and features a lawn, patio seating area and a bar, making it ideal for entertaining. To the front, there is plenty of space for off-street parking. Additional benefits include shutter blinds to remain, double glazing and gas central heating throughout.

Situated in Flamboro Close in the popular Eastwood area of Southend-on-Sea, the property falls within catchment of Edwards Hall Primary School and The Eastwood Academy. The home is conveniently located close to Eastwood Park, local amenities, bus links and the A127. Nearby transport connections include rail links and access to London Southend Airport, while Southend University Hospital is also within easy reach.

Two Bedroom Detached Bungalow





Porch

Entrance Hall

Lounge

17'10 x 8'11 (5.44m x 2.72m)

Kitchen/Breakfast Room

19'4 x 9'8 (5.89m x 2.95m)

Bedroom One

12'6 x 9'9 (3.81m x 2.97m)

Bedroom Two

9'5 x 8'11 (2.87m x 2.72m)

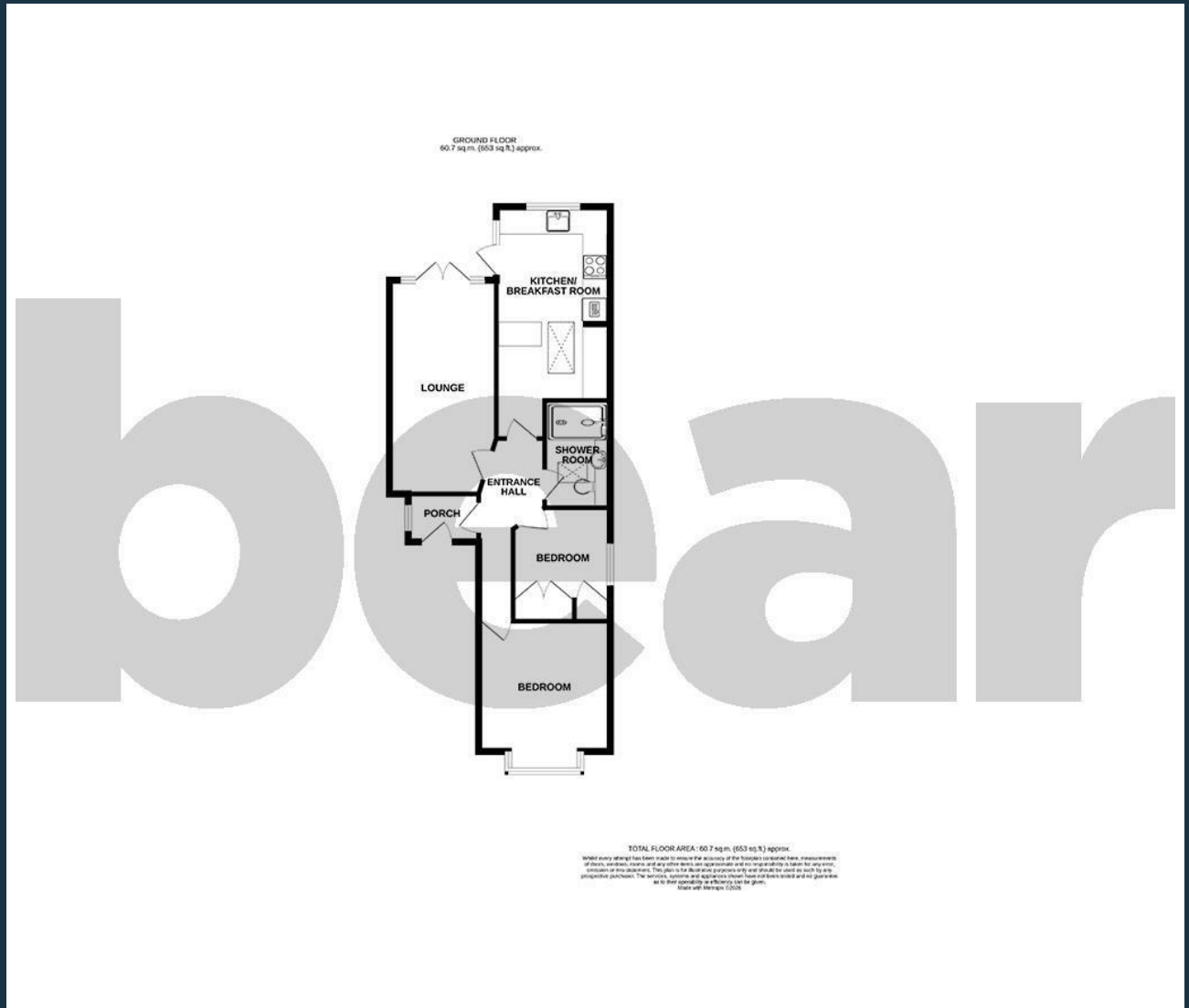
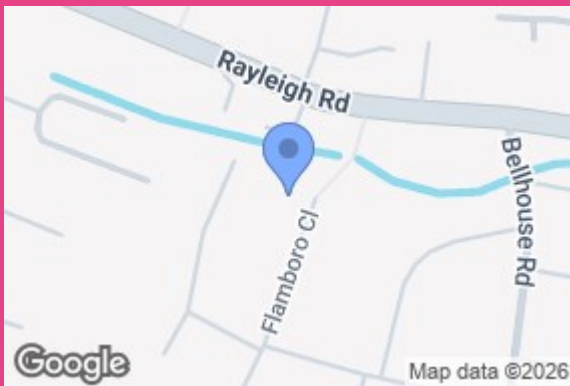
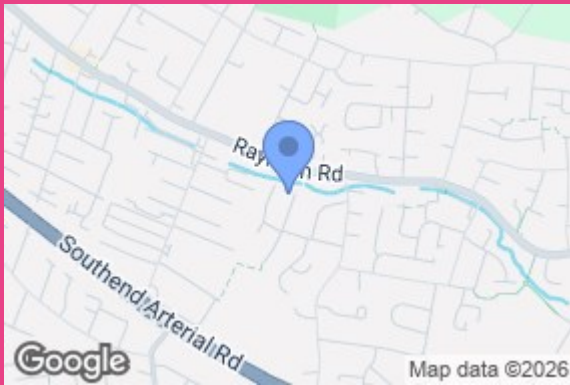
Three Piece Shower Room

8'11 x 5'6 (2.72m x 1.68m)

West Facing Garden

Off-Street Parking





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			
England & Wales		EU Directive 2002/91/EC	

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