



Leigh-On-Sea, Guide Price £415,000 - £425,000, 2 Bed Semi Detached Bungalow

Very Well Maintained Two Bedroom Semi-Detached Bungalow. Situated just a short walk from Belfairs Nature Reserve and Shops with it's Famous Byfords Food Hall ! 27ft Through Lounge open to Dining Area, 18ft Fitted Kitchen, Super Long Drive and 30ft Garage. Medium Size South Facing Rear Garden

Council Tax Band: C EPC Rating: D Tenure: Freehold



Mountain Ash Avenue, Essex, SS9 4SZ

WELL MAINTAINED TWO BED SEMI DETACHED BUNGALOW

SUNNY MEDIUM SIZE SOUTH FACING GARDEN

27FT LOUNGE OPENS TO DINING ROOM

18FT FITTED KITCHEN WITH DOUBLE DOORS TO 13FT DINING ROOM

WELL FITTED SHOWER ROOM

SUPER LONG DRIVEWAY LEADS TO 30FT GARAGE WITH ELECTRIC DOOR

SHORT WALK TO BELAFAIS NATURE RESERVE AND GOLF COURSE

ALSO CLOSE TO BELFAIRS SHOPS AND IT'S AWARD WINNING "BYFORDS"
FOODHALL

BOOK TO SEE IT NOW

Energy Performance Rating: D

Council Tax Band: C

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Entrance Hall with Nice Open Space as you Walk In
14' 8" x 6' 5" max width (4.47m x 1.95m)

Through Lounge to Dining
27' 2" x 13' 1" (8.27m x 3.98m)

Lounge with Fireplace open to Dining
17' x 10' 11" (5.18m x 3.32m)

Dining Room with Doors to Kitchen and Window to Rear
13' 1" x 9' 3" (3.98m x 2.82m)

Fitted Kitchen with Door to Rear Garden
18' 1" x 9' 5" max (5.51m x 2.87m)

Bedroom One with Large Bay Window to Front
12' 7" x 11' 1" (3.83m x 3.38m)

Bedroom Two with Window to Side
8' 1" x 7' 8" (2.46m x 2.34m)

Shower Room Fully Fitted and Modern Styling
6' 6" x 6' 5" (1.98m x 1.95m)

Rear Garden Mid Size and South Facing

Front Garden, Well Planted with Shrubs, Bushes and Flowers, Steps lead to Front Door

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Front Garden,

Well Planted with Shrubs, Bushes and Flowers, Steps lead to Front Door

Off Street Parking

to front Behind Double Opening Gates

Long Driveway

at the Side of the Bungalow Leads to Garage

Double Length Detached Garage

approx. 30ft with Door to Garden

This also houses the Boiler which is still Under Guarantee

General Notes:

Heating: Via Gas Boiler and Radiators

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Drainage

Construction: Standard Brick Built

Mobile Connection: Good 4G & 5G Connections

Broadband: Standard to Ultrafast





