

**SCOTT &
STAPLETON**

BELFAIRS PARK DRIVE
Leigh-On-Sea, SS9 4TW
Offers In Excess Of £500,000





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£500,000

LEIGH-ON-SEA, SS9 4TW

Scott & Stapleton are delighted to offer for sale this super detached character bungalow occupying a larger than average corner plot located within the ever popular Belfairs Estate.

This fabulous property is extremely well presented and benefits from spacious & versatile accommodation including 3 good size bedrooms, spacious lounge, modern fitted kitchen & bathroom.

The property is set well back from the road with a delightful front garden whilst the rear garden is very private extending to 45' x 40' & leads to the detached single garage & off street parking space.

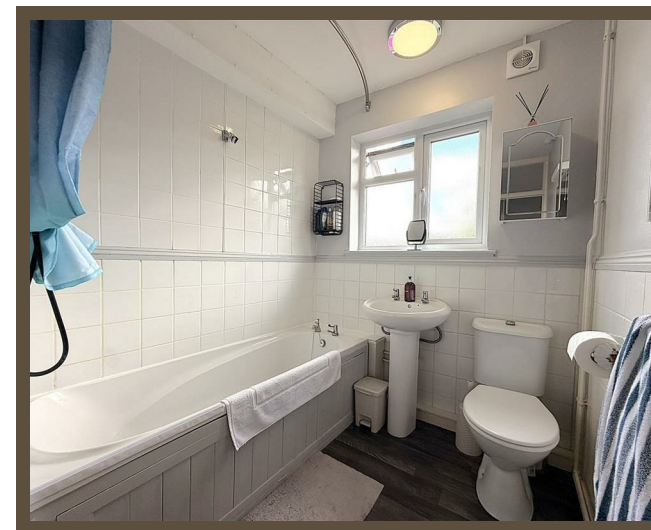
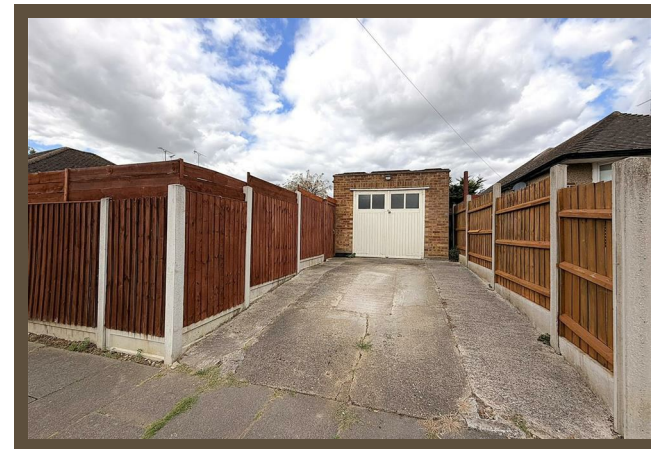
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Located in a highly sought after location the property is just yards from Belfairs woods, golf course & nature reserve. There are also a number of local shops, schools & bus routes also close to hand.

A great opportunity to purchase a delightful detached bungalow in a highly desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Composite entrance door with lead light double glazed inset, leading to entrance hall.

Entrance hall

3.6 x 1.8 (11'9" x 5'10")

Two built in cupboards, radiator, two wall light points. Modern solid wooden doors to all rooms.

Lounge

4.1 x 3.7 (13'5" x 12'1")

UPVC double glazed window to rear. Fireplace, radiator, coved ceiling.

Kitchen

3.6 x 2.4 (11'9" x 7'10")

UPVC double glazed windows to rear & side, UPVC part double glazed door to rear on to garden. Range of Shaker style base & eye level units with further built in cupboard, spaces for cooker, washing machine, tumble dryer & fridge/freezer, roll edge worktops with matching breakfast bar, inset stainless steel sink unit with mixer tap & matching drainer, tiled splashbacks & flooring, radiator, coved ceiling.

Bedroom 1

3.9 x 3.7 (12'9" x 12'1")

UPVC double glazed windows to front & side. Radiator, coved ceiling.

Bedroom 2

3.8 x 2.9 (12'5" x 9'6")

UPVC double glazed bay window to side. Radiator.

Bedroom 3

2.6 x 2.4 (8'6" x 7'10")

UPVC double glazed window to front. Radiator, coved ceiling.

Bathroom

2.7 x 1.9 (8'10" x 6'2")

Obscure UPVC double glazed window to side. White suite comprising of panelled bath with separate shower over, pedestal wash hand basin & low level WC. Large built in airing cupboard housing boiler, part tiled walls, radiator, extractor fan.

Front garden

The property is set well back from the road with a large front garden mainly laid to well tended lawn with mature shrub & flower. Brick wall to front boundary, pathway to entrance door, pedestrian access to rear from both sides.

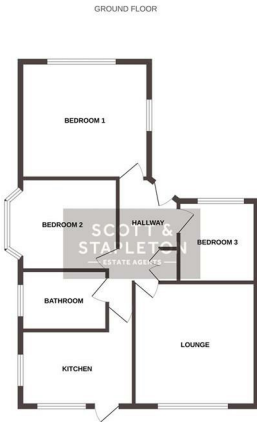
Rear garden

Larger than average corner rear garden completely unoverlooked extending to approx. 45' x 45'. Patio area to immediate rear of property, further decked patio to rear corner, extensive lawns with mature shrub, trees & flower borders affording a great deal of privacy. Fully fenced, outside lighting & tap, timber shed. Gated pedestrian access to side & rear.

Detached garage

5.3 x 3.4 (17'4" x 11'1")

Double doors to front. UPVC door to side, window to rear, power & light. Hardstanding in front providing off street parking approached via The Ryde



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