



* £500,000 - £550,000 * Located on the charming Recreation Avenue in Leigh-on-Sea, this delightful three-bedroom detached bungalow offers a perfect blend of character and modern living. The property boasts a spacious reception room, ideal for both relaxation and entertaining, while the fully fitted kitchen and utility room provide ample space for culinary pursuits and everyday tasks. The highlight of this home is undoubtedly the stunning four-piece family bathroom, designed to offer a luxurious experience for all. Each of the three bedrooms is well-proportioned, providing comfortable living spaces for families or those seeking extra room for guests or a home office. Outside, the property features a driveway that accommodates parking for one vehicle, along with a garage for additional storage or parking needs. The location is particularly appealing, as it falls within the catchment area for the highly regarded Westcliff Grammar School for Boys and Girls, making it an excellent choice for families. This bungalow is not just a home; it is a lifestyle choice, offering the tranquillity of suburban living while remaining conveniently close to local amenities and transport links. With its characterful charm and practical features, this property is sure to attract those looking for a comfortable and inviting place to call home.

- Character detached bungalow
- Driveway creating parking for two vehicles and a garage
- Large conservatory with direct access to the rear garden
- Modern throughout
- Close to Chalkwell Station for London commuters
- Three bedrooms
- Fully fitted kitchen/utility room
- Stunning four-piece family bathroom
- Walking distance to Leigh Broadway and Leigh Road shopping facilities
- Catchment for Westcliff Grammar School for Boys and Girls

Recreation Avenue

Leigh-On-Sea

£500,000

Price Guide



Recreation Avenue



Frontage

Block paved driveway creating parking for two vehicles, fencing to either side, access to the garage, door to:

Entrance Hallway

Smooth coved ceiling with a pendant light, loft access, radiator with a radiator cover, wood effect laminate flooring, door to:

Lounge

14'83 x 10'01

Smooth ceiling with a pendant light, double-glazed bay window to the front, feature fireplace with a wooden surround and a tiled hearth, radiator with a radiator cover, wood effect laminate flooring, double glazed French doors through to:

Conservatory

19'49 x 12'56

Double-glazed windows to the left-hand side and the rear overlooking the garden, double-glazed French doors to the rear leading out to the garden, wall lighting, space for two sofas and a six-seater dining room table, tiled flooring, door to:

Kitchen

10'29 x 10'05

Smooth ceiling with a pendant light, double-glazed door to the rear leading into the conservatory, obscured double-glazed diamond-shaped window to the side, radiator with a radiator cover. Shaker-style kitchen comprising of; wall and base level units with a granite roll-edge laminate worktop, a two-seater breakfast bar, tiled splashbacks, ample storage, pan drawers, wood effect laminate flooring, opening to:

Utility Rooms

7'4 x 6'47

Smooth ceiling, double-glazed window to the rear

overlooking the garden, wall and base level units with a granite roll-edge worktop, inset sink with draining grooves and a chrome mixer tap, oven and grill, four ring gas hob with an extractor fan, space for a fridge, space for a freezer, space for a washing machine, integrated dishwasher, tiled splashbacks, wood effect laminate flooring.

Bedroom One

15'18 x 11'85

Smooth coved ceiling with a feature pendant light, double-glazed bay window to the front, built-in floor-to-ceiling wardrobes, radiator with a radiator cover, wood-effect laminate flooring.

Bedroom Two

13'15 x 10'88

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, floor-to-ceiling wardrobe, radiator with a radiator cover, wood-effect laminate flooring.

Bedroom Three

11'84 x 5'59

Smooth ceiling with a pendant light, double-glazed window to the rear looking into the conservatory, floor-to-ceiling wardrobe, radiator with a radiator cover, wood-effect laminate flooring.

Four-Piece Family Bathroom

8 x 6'75

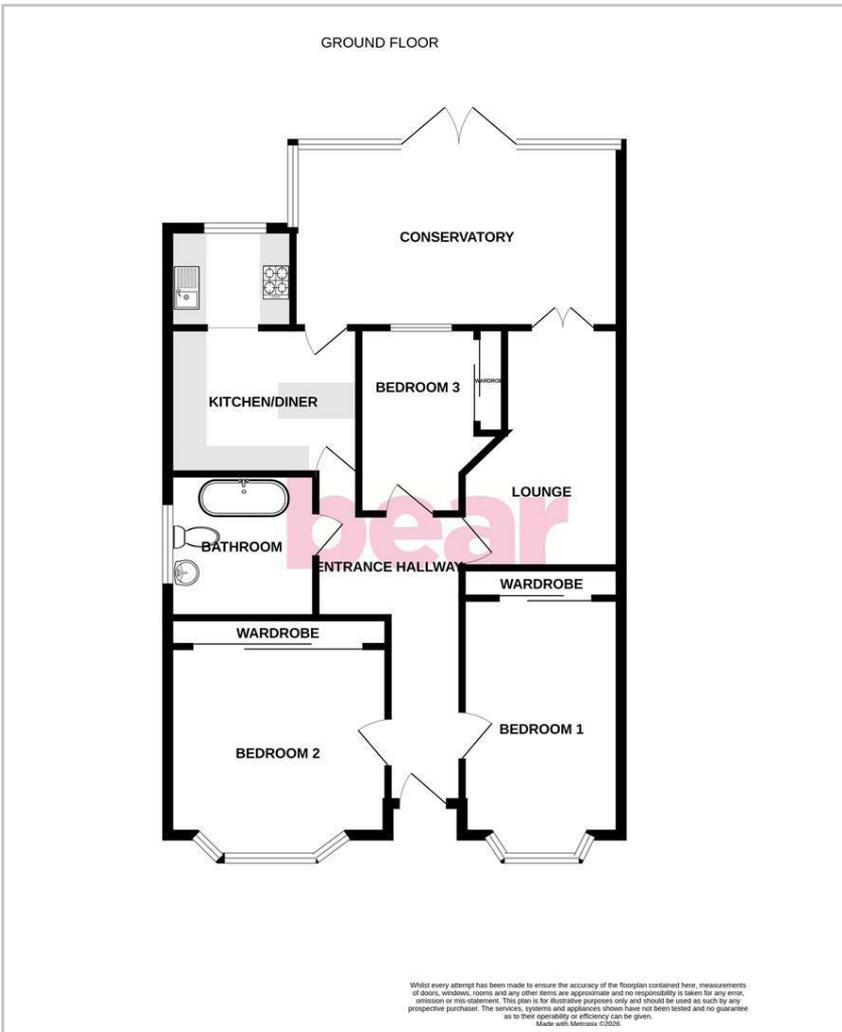
Smooth coved ceiling with inset spotlights, obscured double-glazed window to the side, shower cubicle with a rainfall head, freestanding bathtub with chrome mixer taps and a shower hose, low-level WC, pedestal wash basin, part-tiled walls, tiled flooring.

Rear Garden

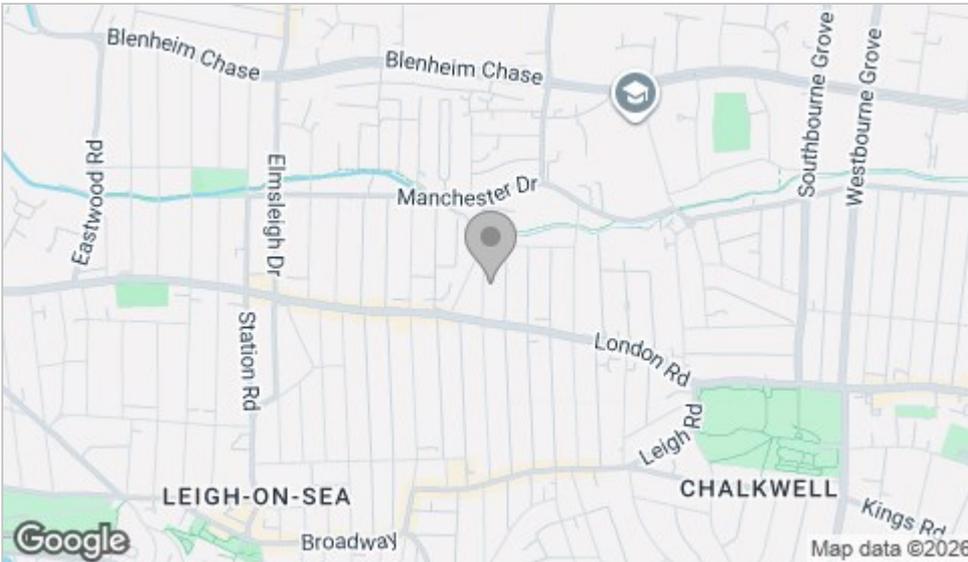
Commences a decking area with a remainder laid to lawn, raised decking area to the very rear, mature shrub borders, fencing to either side and rear for privacy, access to the rear of the garage, outside lighting, outside tap.



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

