



STUART THOMAS
ESTATES



- THREE BEDROOMS
- GOOD SIZE LOUNGE
- WELL FITTED KITCHEN
- AMPLE OFF STREET PARKING

40 Fairfield Road, Leigh-on-Sea, SS9 5SB

Guide Price £415,000

In immaculate decorative order is this spacious three-bedroom bungalow offering bright and well-presented accommodation throughout. Features include a generous lounge overlooking the rear garden, a stylish gloss fitted kitchen, and a modern bathroom with shower over the bath. Further benefits include ample off-street parking, a well maintained exterior and the added advantage of no onward chain.



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the superbly decorated entrance hall with coving and a dado rail. Access to the loft. Radiator with a cover. Cupboard housing the electric meters. Further storage cupboard. Thermostat for the central heating.

LOUNGE

This very attractive room has a double glazed curved window and door leading to the rear garden. Two double radiators. Coving. Open plan to the :-

KITCHEN

Well fitted with a range of gloss units at eye and base level with ample work surfaces over. Built in 4 ring gas hob with a concealed extractor cooker hood over and a built under oven. Wall mounted gas fired central heating boiler. Double glazed door and two adjacent windows to the rear and an obscure double glazed window to the side. Ceramic splashback tiling. Wood effect flooring.

UTILITY AREA/REAR LOBBY

With a double glazed door and windows overlooking the rear garden. Work surface with space and plumbing for a washing machine beneath.

BEDROOM ONE

Lead light double glazed bay window to the front. Double radiator. Coving.

BEDROOM TWO

Lead light double glazed window to the front. Radiator. Coving.





BEDROOM THREE

Double glazed window to the side. Radiator. Coving.

BATHROOM

Low level wc with a concealed cistern, vanity hand wash basin with cupboards under and adjacent shelving and cupboards. Panelled bath with a mixer tap. Independent shower and screen. Double glazed obscure window to the side. Coving. Heated towel rail.

PARKING

Off street parking to the front of the property. Shared driveway leads to the rear garden.

REAR GARDEN

In excess of 40' long mainly laid to lawn with a large paved patio. Screen fencing. Side access to the front. Outside lighting.

GENERAL

Tenure Freehold

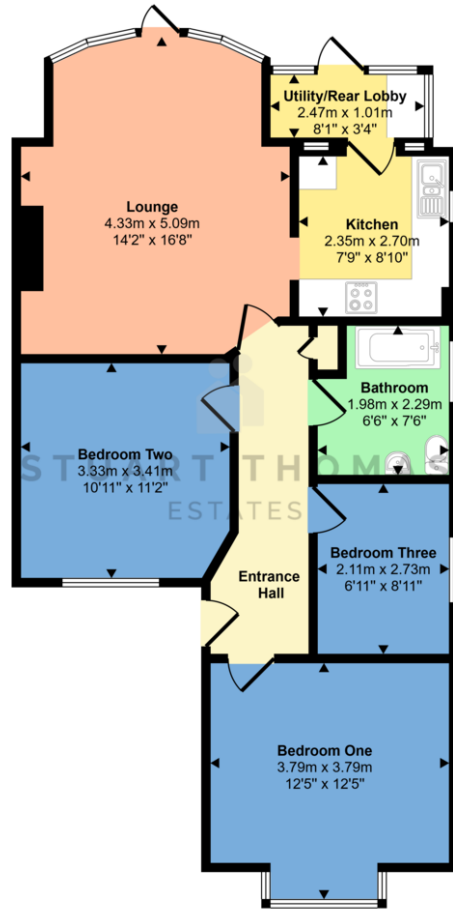
Southend Borough Council

Council Tax Band C

NB Selected photos have been adjusted using AI.



Approx Gross Internal Area
74 sq m / 797 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements