



Whitehouse Meadows | Leigh-on-Sea | SS9 5TY

Guide Price £425,000

bear
Estate Agents

**Whitehouse Meadows |
Leigh-on-Sea | SS9 5TY
Guide Price £425,000**

* £425,000 - £445,000 * A spacious detached bungalow in a sought after Eastwood location, offering generous living accommodation, a south facing garden and excellent access to amenities, transport links and well regarded schools.

- Link Detached Bungalow
- French Doors Opening into the Garden
- Two Double Bedrooms
- South Facing Private Garden with Awning
- Garage in a Block
- Spacious Lounge/Diner
- Large Kitchen with Pantry
- Ensuite to Main Bedroom
- External Utility Room and Storage
- Excellent Access to Amenities and Transport Links





This well presented link detached bungalow boasts a welcoming entrance hall with access to storage, leading through to a sizeable lounge/diner complete with French doors opening directly onto the garden. The property offers a large kitchen with ample workspace and a pantry, ideal for keen cooks and everyday family living. There are two double bedrooms, with the main bedroom benefiting from built-in storage and its own ensuite shower room, alongside a further three piece shower room. Externally, the home enjoys a south facing garden with an electric awning, an external utility room and an extra room currently used as an office, plus a garage located in a nearby block. Further benefits include double glazing and gas central heating.

Situated on Whitehouse Meadows in Eastwood, Leigh-on-Sea, the property falls within catchment of Eastwood Primary School and Nursery and The Eastwood Academy. The location is close to local bus links, amenities and parks, while also offering convenient access to the A127 and neighbouring towns for rail connections.

Two Bedroom Detached Bungalow

Entrance Hall

Lounge/Diner

22'5 x 15'0 (6.83m x 4.57m)

Kitchen

12'10 x 9'5 (3.91m x 2.87m)

Bedroom One

14'5 x 10'10 (4.39m x 3.30m)



Ensuite

5'6 x 3'11 (1.68m x 1.19m)

Bedroom Two

10'10 x 8'10 (3.30m x 2.69m)

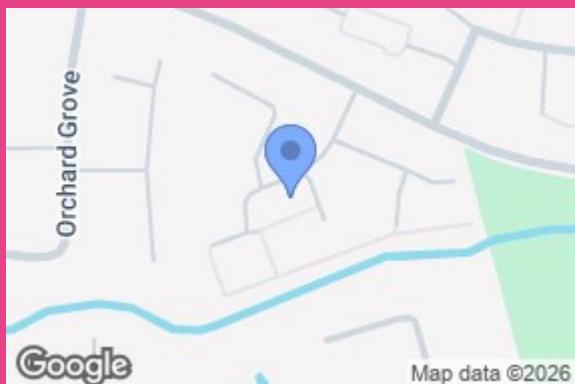
Shower Room

5'6 x 5'4 (1.68m x 1.63m)

Storage**South Facing Garden****Utility Room**

8'10 x 3'11 (2.69m x 1.19m)

Storage**Garage in a Block**



GROUND FLOOR
83.3 sq.m. (896 sq.ft.) approx.

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TOTAL FLOOR AREA: 83.3 sq.m. (896 sq.ft.) approx.
Whilst every attempt has been made to insure the accuracy of the floorplan contained here, measurements of areas and rooms are approximate only and should not be relied upon for any purpose other than as a guide to the size of the property. This plan is to illustrate the property only and should not be used as such by any prospective purchaser. The seller and the agent disclaim all responsibility for any inaccuracies contained in this plan and no guarantee as to their availability or efficiency can be given.
Bear and Partners 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	80
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	65
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	