



# FOR SALE

## **Bowman Avenue, Leigh-On-Sea SS9 5EP**

Guide Price £450,000 Freehold Council Tax Band - D

1227.09 sq ft

- Three Bedroom Detached Family Home
- Open-Plan Lounge / Dining Area Seamlessly Connecting To Contemporary Kitchen
- Landscaped Garden With Low-Maintenance Artificial Grass For Year-Round Greenery
- Kitchen Features Integrated Appliances And Stylish Finishes
- Off-Street Parking For Multiple Vehicles
- Three Well-Proportioned Bedrooms
- Modern Ground Floor Shower Room
- Versatile Reception Room Perfect For Home Office, Study, Or Snug
- Quiet, Family-Friendly Location Near Eastwood's Shops, Schools, And Transport
- Catchment For Ofsted Rating 'Outstanding' Secondary School

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Take a look inside this well-maintained family home and discover a spacious, plus modern fixtured interior. With three reception areas, including an open-plan design, this home is ideal for entertaining guests with space for family activities.

Outside, the landscaped rear garden offers year-round greenery with low-maintenance artificial grass, great for children's play and summer gatherings. The paved driveway provides off-street parking for multiple vehicles, with large gates allowing further access and parking to the rear if needed, making parking a breeze.

Located on a quiet, family-friendly close in Eastwood, the property enjoys excellent access to top-rated schools, local shops, and Eastwood Station for convenient commuting. With leafy parks nearby and close access to the A127, this home has plenty to offer your growing family.

### Measurements

Entrance Hallway  
Office/Reception Room  
17'1" x 8'0" (5.23m x 2.45m)  
Shower Room  
9'7" x 5'8" (2.93m x 1.74m)  
Kitchen-Diner  
17'1" x 15'3" (5.22m x 4.67m)  
Lounge  
16'11" x 12'1" (5.17m x 3.70m)  
Bedroom 1  
18'3" x 8'7" (5.57m x 2.64m)  
Bedroom 2  
15'3" x 8'4" (4.66m x 2.55m)  
Bedroom 3  
12'11" x 8'7" (3.94m x 2.64m)  
Bathroom  
14'5" x 4'3" (4.40m x 1.31m)

### Ground Floor

Step into a welcoming hallway with useful space under the stairs - ideal for creating tailored storage solutions for coats and shoes. To the right, a versatile reception room offers the perfect setting for a home office, study, or snug. Straight ahead, you'll find a modern and convenient shower room. To the left, the home opens up into a dining area that flows seamlessly into a contemporary kitchen featuring integrated appliances. The open-plan design continues into a generous lounge, providing a bright and sociable space with direct access to the rear garden - perfect for indoor-outdoor living and entertaining.

### First Floor

From the top of the stairs, directly ahead is a stylish and modern three-piece suite bathroom with bath, featuring contemporary fittings and elegant design. To the right, you'll find Bedroom 3, a versatile room ideal for a child's room or optional guest room. Continuing left along the landing are bedrooms 1 and 2, both double rooms. These rooms offer space for furnishings and benefit from plenty of natural light, creating a warm and comfortable living environment.

### Exterior

The home benefits from off street parking for multiple vehicles on the paved driveway in front of the property, with the option to open the large black gates to the rear garden, allowing space for more parking should you need it when guests come over. The landscaped rear garden features artificial grass meaning easy maintenance and green 'grass' all year round! This makes a wonderful space for your children to play and run around.

### Location

Nestled in a quiet family friendly street, Bowman Avenue presents a superb opportunity to secure a family home in the Eastwood location. This well-maintained residence is ideal for growing families. Located just moments from Eastwood's vibrant town centre, the property offers unbeatable access to shops, top-rated schools, transport links including Eastwood Station and a wide array of dining options. With leafy green parks nearby, yet close access to the A127, this is a residence that balances suburban tranquillity with urban convenience, ideal for versatile family time.

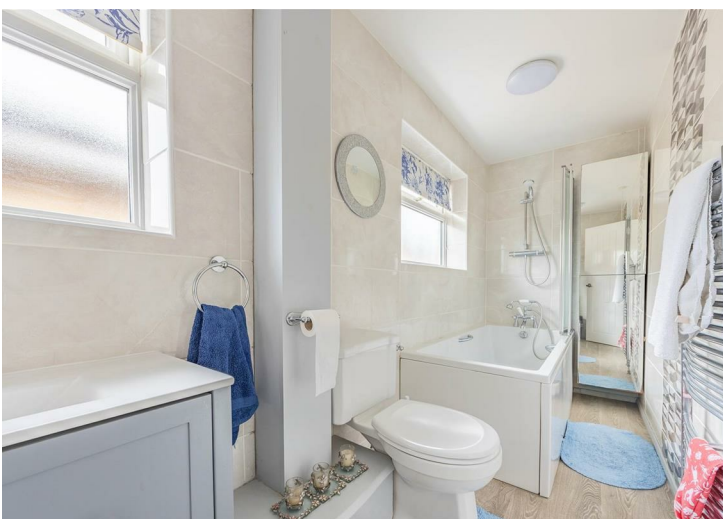
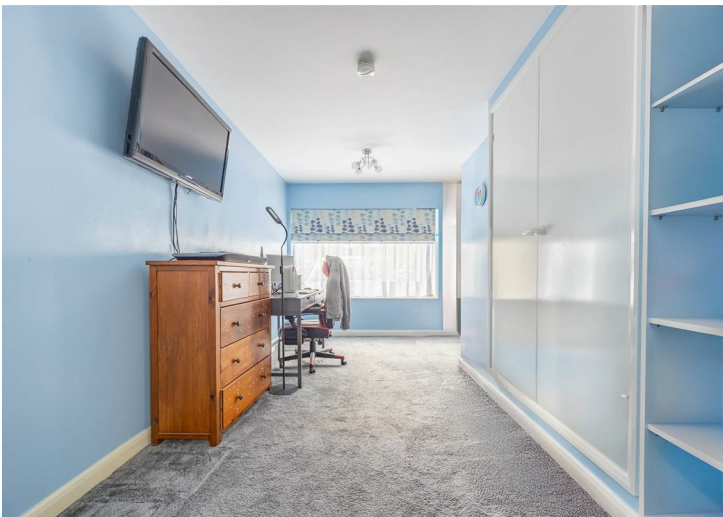
### School Catchments

Edwards Hall Primary School  
The Eastwood Academy

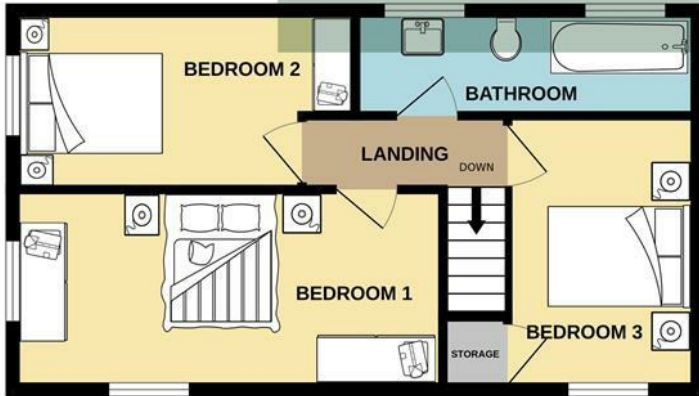
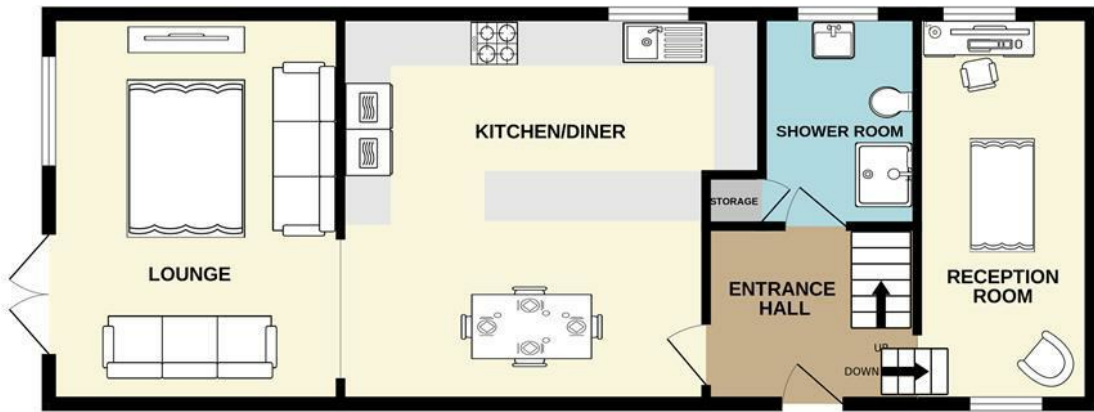
### Tenure

Freehold.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

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