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today on 01268 777400*



## **St. Clements Drive, Leigh-On-Sea Guide price £525,000**

Aspire Estate Agents are delighted to introduce to the market this beautifully renovated, double-fronted three-bedroom semi-detached bungalow, perfectly positioned on the highly sought-after St Clements Drive in the heart of Leigh-on-Sea.

GUIDE PRICE £525,000-550,000

Set on a generous plot with a superb 60ft east-backing rear garden and ample off-street parking to the front, this home has been thoughtfully modernised throughout, offering stylish, turn-key living in one of Leigh's most desirable residential pockets.

From the moment you step inside, the quality of finish is clear. A spacious entrance hall with herringbone flooring creates an impressive first impression and leads beautifully into the heart of the home — a fabulous open-plan lounge, kitchen and dining space designed perfectly for modern family life and entertaining.

The kitchen has been finished to a sleek and contemporary standard, complete with integrated appliances including double AEG ovens, hob, extractor, dishwasher, fridge, freezer and excellent storage. The open-plan living space is flooded with natural light through the feature roof lantern and stunning bi-folding doors, which seamlessly connect the inside to the rear garden.

All three bedrooms are well-proportioned doubles, offering fantastic flexibility for families, downsizers or those needing space to work from home. The principal front bedroom benefits from a lovely bay window, while the lounge is perfectly positioned within the open-plan family/kitchen area, creating a sociable and modern living space at the heart of the home.

The property also benefits from a separate utility room and a gorgeous four-piece bathroom suite, complete with bath, walk-in shower, WC and wash hand basin.

Externally, the home continues to impress. The rear garden measures approximately 60ft and provides a wonderful mix of patio, lawn and seating areas, making it perfect for summer entertaining, children, pets or simply relaxing in a private garden setting. To the front, the block-paved driveway provides off-street parking for several vehicles.

The location is exceptional. St Clements Drive is ideally placed for the open green spaces of Bonchurch Park, Belfairs Woods and Nature Reserve, making it perfect for dog walks, family strolls and enjoying the outdoors. Leigh Broadway is close by, offering its fantastic selection of boutiques, cafés, bars and restaurants, while Leigh-on-Sea mainline railway station provides direct access into London Fenchurch Street — ideal for commuters.

The property also sits within reach of highly regarded

local schooling, including the popular West Leigh catchment area, further adding to its appeal for families.

Beautifully renovated, superbly located and offering generous living space both inside and out, this is a truly special Leigh-on-Sea bungalow that is ready to move straight into.

Entrance Hall

Kitchen/Family Room

7.14m x 5.18m

23'5" x 17'0"

Utility Room

2.34m x 1.40m

7'8" x 4'7"

Bedroom 1

4.75m x 3.15m

15'7" x 10'4"

Bedroom 2

5.05m x 3.15m

16'7" x 10'4"

Bedroom 3

3.38m x 2.44m

11'1" x 8'0"

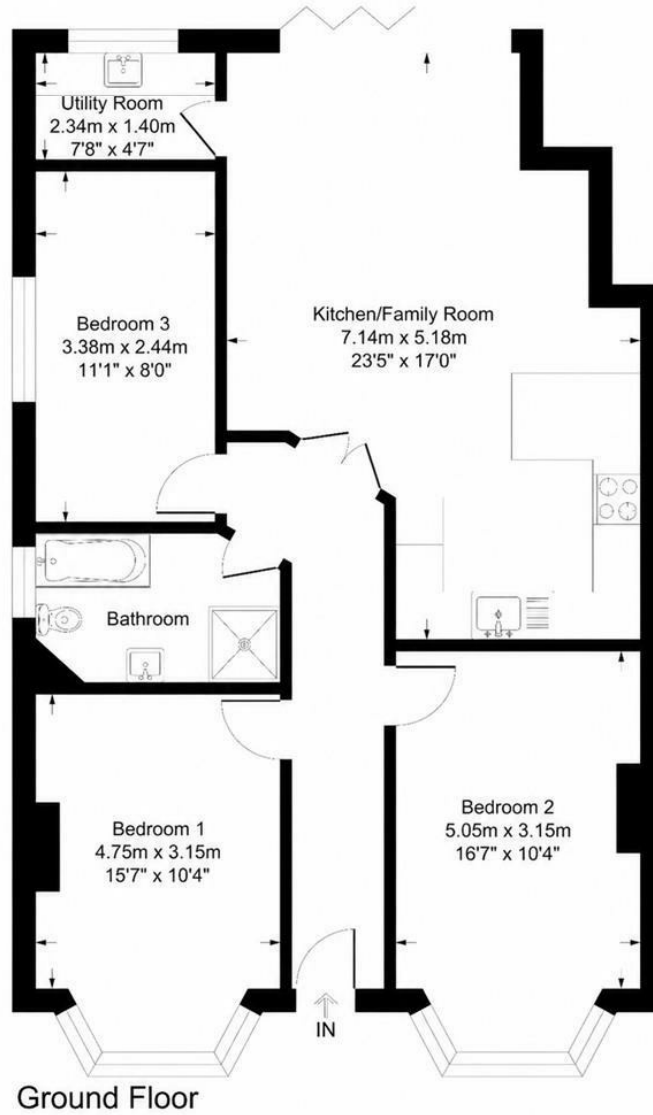
Bathroom

Approximate Gross Internal Floor Area

93.4 sq m / 1006 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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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