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today on 01268 777400*



Leslie Drive, Leigh-On-Sea Guide price £475,000

STUNNING THREE-BEDROOM BUNGALOW | IMMACULATLY PRESENTED THROUGHOUT | FANTASTIC LIVING SPACE | WRAPAROUND REAR GARDEN | OFF-STREET PARKING FOR TWO CARS!

Aspire Estate Agents are delighted to present this absolutely stunning three-bedroom bungalow, beautifully positioned along Leslie Drive in the ever-popular Leigh-on-Sea. Offering an impressive combination of character, contemporary touches and immaculately presented interiors, this exceptional home is sure to impress! Boasting a fantastic 21ft living room, superb 20ft kitchen, three well-proportioned bedrooms, shower room, additional WC and a wonderful wraparound rear patio garden, there is so much to fall in love with. Completing this fantastic property is a private driveway providing off-street parking for two vehicles, alongside a garage. With beautiful outdoor space and a highly desirable location close to Belfairs Woods, this is a home that really does have it all!

Aspire Estate Agents are thrilled to bring to the market this absolutely beautiful three-bedroom bungalow, perfectly situated along Leslie Drive in the highly sought-after Leigh-on-Sea area. Immaculately presented throughout, this wonderful home effortlessly combines charming character features with modern touches, creating a property that feels both stylish and incredibly welcoming.

Offering approximately 1,169 sq ft of accommodation including the garage, the property boasts an impressive amount of space, beautifully proportioned rooms and a fantastic layout that makes everyday living an absolute pleasure. Whether you're looking to downsize without compromising on space, searching for convenient single-storey living or simply wanting a home you can move straight into and enjoy, this property has so much to offer!

From the moment you step inside, you'll appreciate the bright and airy atmosphere, with plenty of natural light flowing throughout the home. The accommodation is thoughtfully arranged around a welcoming entrance hallway, leading through to the property's fantastic living spaces.

The superb 21ft living room is undoubtedly one of the standout features, offering an incredible amount of space for both relaxing and entertaining. Beautifully presented and full of character, this generous reception room provides the perfect setting for cosy evenings in, family gatherings or entertaining friends. With double doors opening directly onto the rear garden, the room enjoys a wonderful connection to the outside space, allowing natural light to flood in and creating a fantastic setting during the warmer months.

Equally impressive is the fantastic 20ft kitchen, offering an abundance of space for cooking, dining and everyday living. The generous proportions make this a wonderfully practical and sociable part of the home, providing plenty of room for preparing family meals, entertaining guests or simply enjoying a morning coffee. With direct access to the rear garden, the kitchen offers that all-important connection between indoor and outdoor living.

The property continues to impress with three well-proportioned bedrooms, each offering comfortable and versatile accommodation. The principal bedroom is a lovely size, providing a relaxing retreat with space for bedroom furniture, while bedroom two is another generous double room. The third bedroom offers excellent flexibility, whether you require an additional

bedroom, guest room, nursery, dressing room or dedicated home office.

Completing the internal accommodation is a well-appointed shower room, alongside the added convenience of a separate WC, a particularly practical feature for everyday living and visiting guests.

And just when you think this property couldn't get any better, step outside and discover the absolutely fantastic wraparound rear patio garden!

Offering an exceptional amount of outdoor space, the garden is a real highlight and perfect for anyone who enjoys spending time outside. The extensive paved patio provides a wonderful setting for outdoor dining, summer barbecues, entertaining friends and family or simply relaxing in the sunshine. With attractive planted areas adding colour and character, plenty of space for garden furniture and a useful shed offering additional storage, this is a fantastic outdoor retreat that can be enjoyed throughout the year. Its generous proportions and practical layout make it equally appealing to keen gardeners and those looking for an easily maintained outside space.

To the front, the property benefits from a private driveway providing off-street parking for two vehicles, a brilliant feature for everyday convenience and visiting guests. The additional garage provides further useful space for storage and practicality.

Location is another huge selling point! Situated along Leslie Drive in the popular Eastwood area of Leigh-on-Sea, the property enjoys a wonderful residential setting with a fantastic selection of local amenities, shops, schools and transport connections within easy reach.

Nature lovers will particularly appreciate the convenient access to the beautiful Belfairs Woods and Nature Reserve, offering scenic woodland walks, open green spaces and the perfect opportunity to enjoy the outdoors. Whether you're heading out for a morning walk, taking the dog for a stroll or enjoying a weekend exploring the local countryside, having such fantastic surroundings nearby is a real bonus.

The ever-popular Leigh Broadway is also within easy reach, offering a brilliant selection of independent boutiques, coffee shops, restaurants and eateries, while charming Old Leigh and its picturesque waterfront provide the perfect setting for weekend walks, seafood restaurants and enjoying the coastal lifestyle that makes Leigh-on-Sea such a desirable place to call home.

For commuters, convenient road links towards the A127 provide access to surrounding towns and London, while Leigh-on-Sea railway station offers connections towards London Fenchurch Street, making this a fantastic location for those looking to enjoy a quieter residential setting without sacrificing accessibility.

This is a home that really does offer the complete package! With its immaculate presentation, wonderful mixture of character and contemporary styling, generous living accommodation, three versatile bedrooms, fantastic wraparound patio garden and driveway parking for two cars, there is so much to appreciate.

Properties offering this level of space, presentation and practicality in such a desirable Leigh-on-Sea setting are always worth viewing, and this beautiful bungalow is certainly no exception.

Room Measurements

Ground Floor

Entrance Hall – 18'4" x 4'8" (5.60m x 1.41m)

Living Room – 21'6" x 13'5" (6.56m x 4.09m)

Kitchen – 20'8" x 13'6" (6.29m x 4.11m)

Bedroom One – 10'6" x 10'2" (3.20m x 3.09m)

Bedroom Two – 10'11" x 10'6" (3.32m x 3.21m)

Bedroom Three – 7'6" x 6'9" (2.28m x 2.05m)

Shower Room – Measurements not provided on floorplan

Separate WC – Measurements not provided on floorplan

External

Garage – 9'9" x 7'0" (2.97m x 2.13m)

Private Driveway – Off-street parking for two vehicles

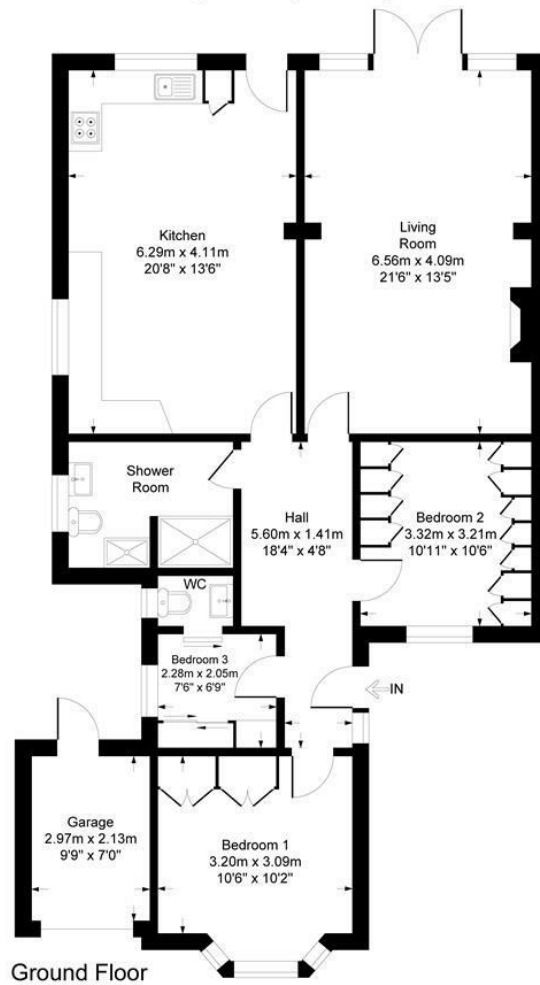
Rear Garden – Generous wraparound paved patio garden with planted borders, outdoor entertaining areas and garden shed

Total Approximate Gross Internal Floor Area: 1,169 sq ft (108.6 sq m), including garage

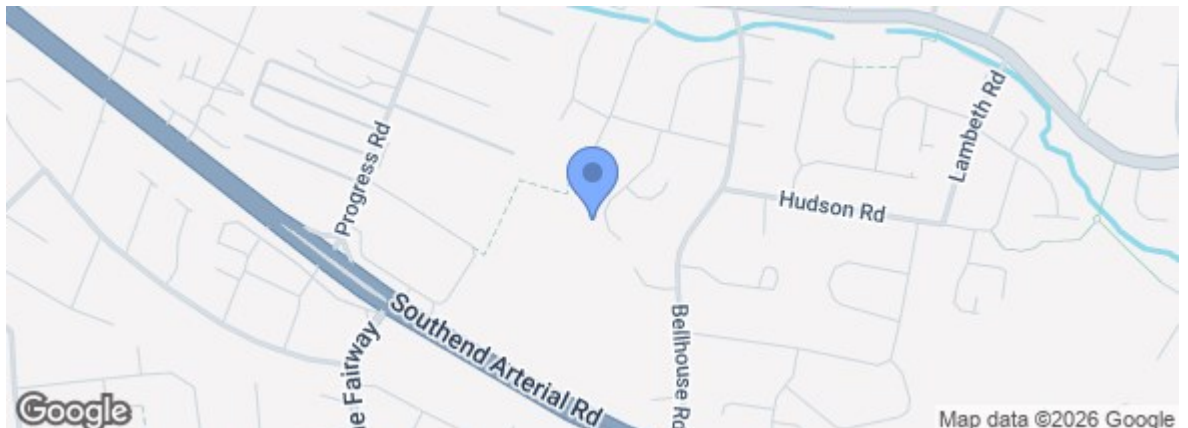
Garage Area: 68 sq ft (6.3 sq m)

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Approximate Gross Internal Floor Area = 108.6 sq m / 1169 sq ft
(Including Garage)
Garage = 6.3 sq m / 68 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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