



Broadlawn, Leigh-On-Sea  
£695,000

home.



# 11 Broadlawn

Leigh-On-Sea

SS9 4QZ



- Spacious Detached Double Fronted Bungalow
- Large Corner Double Plot Down a Quiet Cul-de-Sac
- Four Double Bedrooms
- Generous Rear Garden (approx. 1/4 of an Acre)
- Flexible Internal Layout - Currently with 2 Utility Rooms and 2 Bathrooms
- Modern Kitchen with Fitted Appliances
- Bright and Comfortable Lounge with Access to Garden
- Detached Garage and Outbuildings
- Off Street Parking for Multiple Vehicles
- Excellent Location in the Belfairs Estate, Close to Belfairs Woods, Transport Links and Local Amenities

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





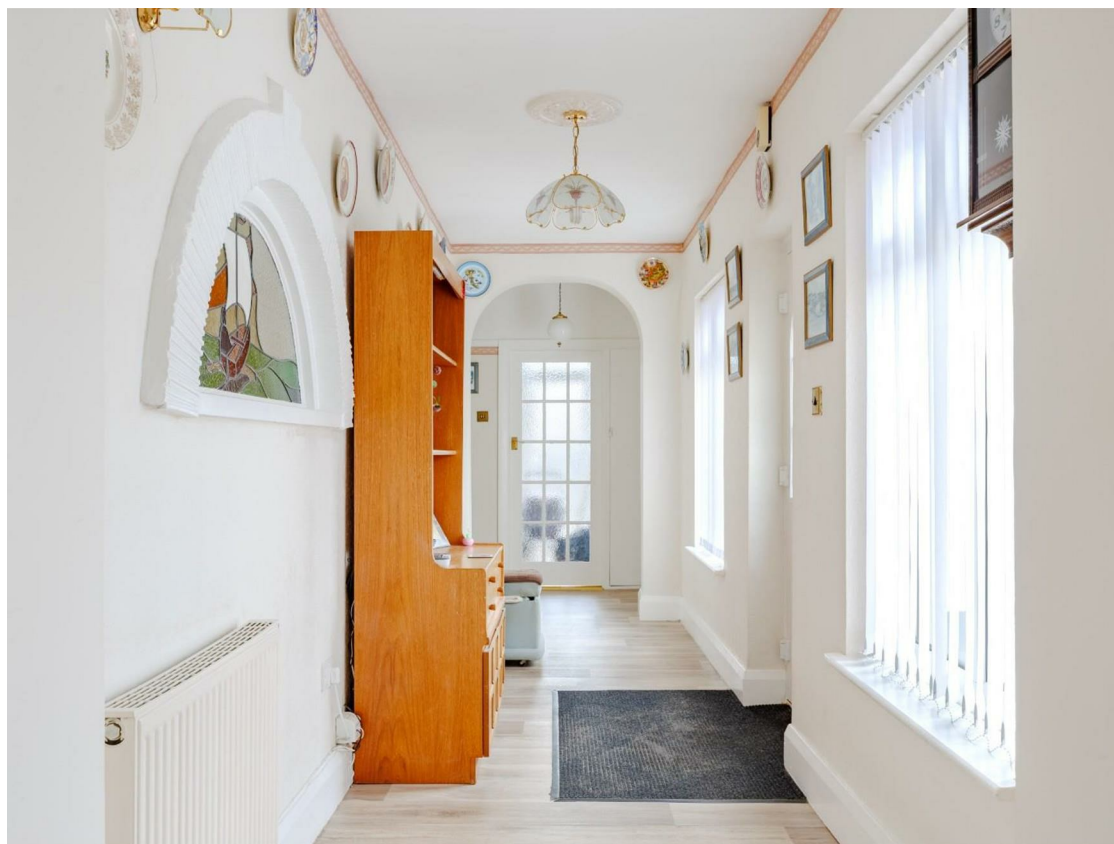


Home Estate Agents are delighted to present this impressive detached bungalow located in the desirable Belfairs Estate of Leigh-On-Sea. Originally two semi-detached bungalows, this property has been thoughtfully converted into a spacious family home, set on a generous double corner plot.

Boasting four well-proportioned double bedrooms, one of which is currently utilised as a dining room, this bungalow offers ample space for family living. The property features two utility rooms, a modern wetroom, and an additional bathroom, ensuring convenience for all residents. The

heart of the home is a bright and airy lounge that provides direct access to the expansive rear garden, perfect for entertaining or enjoying peaceful moments outdoors. The large kitchen is well-equipped and filled with natural light, making it a delightful space for culinary pursuits.

Externally, the property benefits from off-street parking for multiple vehicles, along with a detached garage for additional storage or parking. The rear garden, approximately a 1/4 of an acre, is a true highlight, featuring a substantial workshop and a charming summer house, ideal for hobbies or relaxation.



Situated in a tranquil cul-de-sac, this bungalow enjoys an excellent location close to the beautiful Belfairs Woods, as well as convenient transport links and local amenities. This property is perfect for those seeking a spacious and versatile home in a peaceful setting. Do not miss the opportunity to make this exceptional bungalow your own.

## Accommodation Comprises

The property is approached via obscure double glazed composite entrance door leading into:

### Entrance Hall

Wood effect flooring, skirting, three ceiling lights and wall lighting, two double glazed windows to the front aspect plus two feature internal stained glass half moon shape windows, four storage cupboards, access to two loft spaces, four radiators. Doors into:

### Bedroom One

16'6 x 11'11

Wood effect flooring, skirting, picture rail, coved cornice, ceiling light with fan, double glazed bay window to front aspect, fitted wardrobes, wall lighting, radiator.

### Utility Room One

8'5 x 6'7

Tiled flooring, tiled splash backs, ceiling light, double glazed obscure window

and double glazed obscure door both to side aspect. The kitchen is fitted to include a range of base units with rolled edge worksurfaces and matching eye level wall mounted units.

### Shower Room

6'0 x 5'5

Tiled flooring and walls, obscure double glazed window to side aspect, spotlighting, extractor fan, wash hand basin, WC, wall mounted shower, heated towel rail.

### Bedroom Four

9'7 x 6'0

Carpeted, skirting picture rail, ceiling light, double glazed window to rear aspect, radiator.

### Bedroom Three

13'11 x 11'2

Wood effect flooring, skirting, picture rail, ceiling light, two radiators, internal stained glass half moon shape window two double glazed windows and

double glazed patio door leading to the garden both to side aspect, built-in wardrobes, two radiators.

### Lounge

19'11 x 12'2

Wood effect flooring, skirting, picture rail, coved cornice, ceiling rose with light, internal stained glass half moon shape window, gas fireplace with tiled surround, double glazed sliding patio door leading to the garden, wall lighting, three radiators.

### Bedroom Two/Dining Room

16'6 x 11'10

Wood effect flooring, skirting, picture rail, coved cornice, ceiling rose with light, double glazed bay window to front aspect, radiator.

### Utility Room Two

8'2 x 6'7

Tiled flooring and part tiled walls, spotlighting, wooden slat ceiling, obscure double glazed window and obscure double glazed patio door leading to the







garden both to the side aspect, Valiant combi boiler, base units with rolled edge wooden work surface and matching eye level wall mounted units, tiled splash back, space for washing machine and tumble dryer, sink with drainer and mixer tap.

### Bathroom

6'1 x 6'0

Tiled flooring and walls, ceiling light, heated towel rail, wash hand basin, WC, panelled bath with shower over, obscure double glazed window to the side aspect, ceiling light.

### Kitchen

12'10 x 9'3

Wood effect flooring, skirting, part tiled walls, ceiling light, double glazed windows to rear aspect, feature glass brick wall. The kitchen is fitted to include a range of base units with rolled edge work effect work surfaces and matching eye level wall mounted units, tiled splashback, AEG double oven, NEFF induction hob with extractor over, Butler style sink with drainer and mixer tap, space for dishwasher, under-counter fridge and freezer.

### Externally

#### Rear Garden

East facing rear garden measuring approx 1/4 acre commencing with a crazy paved patio area, with steps down to the remainder of the lawn, external water tap and lighting, mature trees, bushes and flower bed border, brick built outbuilding with concrete floor, two double glazed windows to side, external power and lighting, further outbuilding, wooden summerhouse with single glazed window to front aspect, power and lighting, detached garage with door to front and window to rear, coal store, additional parking space for two vehicles with iron gates

#### Front Garden

Crazy paved driveway with parking for several vehicles, metal gate and low brick wall, external wall lighting, side access to rear.

### Property History

This property used to be two semi-detached bungalows and has been adapted and combined together to create a unique and spacious detached bungalow, including both of the gardens, creating a large plot with multiple off street parking spaces.















GROUND FLOOR  
1375 sq.ft. approx.



TOTAL FLOOR AREA: 1375 sq ft. approx.  
Made with Veluxplan 10/25



OUTBUILDINGS  
460 sq.ft. approx.



TOTAL FLOOR AREA: 460 sq ft. approx.  
Made with Veluxplan 10/25



## Property Details

4 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Bungalow - Detached

Approx. 1375.00 sq ft  
EPC band: E  
Tenure: Freehold  
Council Tax Band: E

£695,000

### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



home.



Scan QR code for  
our Instagram

[homeofleigh.com](http://homeofleigh.com)

The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

