



* £425,000 - £450,000 * Situated in a sought-after location, this spacious three bedroom home offers a perfect blend of comfort and convenience. With a bright lounge, a sunlit conservatory and a well-appointed kitchen/diner, it's ideal for families seeking generous living space. The property benefits from off-street parking, a large well-maintained garden and easy access to local amenities and transport links.

Grovewood Avenue

Leigh-on-Sea

£425,000

Guide Price

- Well Presented Semi-Detached Bungalow with Spacious Living Accommodation
- Modern Kitchen/Diner
- Stylish Shower Room
- Off-Street Parking for One Vehicle
- Catchment for Edwards Hall Primary School and The Eastwood Academy
- Large Lounge Leading to a Bright and Airy Conservatory
- Three Well Proportioned Bedrooms
- Extensive Laid to Lawn Rear Garden
- Double Glazing and Gas Central Heating
- Convenient Access to The A127, Bus Links and Rayleigh Train Station



Groveswood Avenue



This well-presented semi-detached bungalow features a spacious lounge that flows seamlessly into a conservatory, creating a bright and inviting living space and a modern kitchen/diner. Three generously sized bedrooms offer ample space for families, while a contemporary shower room completes the layout. Further benefits include an extensive laid to lawn rear garden, off-street parking for one vehicle, double glazing and gas central heating.

Ideally located in the catchment area for Edwards Hall Primary School and The Eastwood Academy, this home is perfect for families. A short walk to Edwards Hall Park provides excellent outdoor space, while the A127 and Rayleigh Train Station offer convenient commuting options, with direct links to London Liverpool Street. The area boasts a range of local amenities, including shops, eateries and leisure facilities, ensuring everything you need is within easy reach.

Three Bedroom Semi-Detached Bungalow

Entrance Hall

Lounge

17'7 x 11'6

Kitchen/Diner

17'7 x 9'0

Conservatory

18'7 x 9'1

Bedroom One

12'0 x 9'8 x 11'9

Bedroom Two

11'11 x 9'7

Bedroom Three

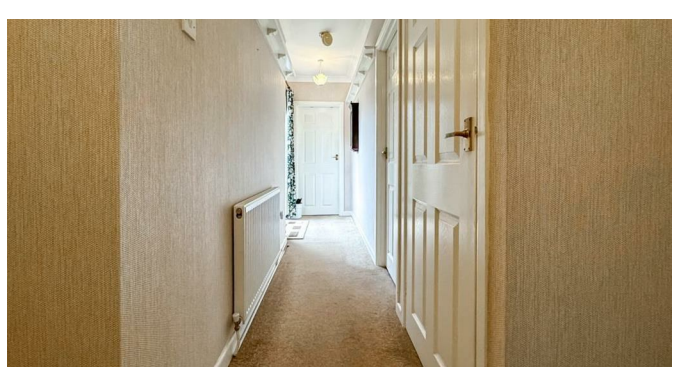
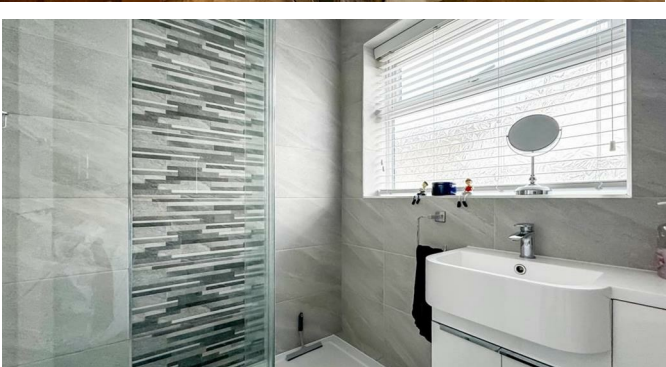
8'7 x 7'7

Shower Room

6'8 x 5'9

Garden

Off-Street Parking



GROUND FLOOR
87.6 sqm (243 sq ft) approx.

CONSERVATORY

KITCHEN/DINER

LOUNGE

SHOWER ROOM

BEDROOM

BEDROOM

WARDROBE

BEDROOM

TOTAL FLOOR AREA: 87.6 sqm (243 sq ft) approx.

Notes: Every effort has been made to ensure the accuracy of the information shown on this plan. However, the information is not intended to be a guarantee of accuracy. The information is provided for general guidance only. The actual floor area may vary slightly from the information shown on this plan. The information is provided for general guidance only. The actual floor area may vary slightly from the information shown on this plan. The information is provided for general guidance only. The actual floor area may vary slightly from the information shown on this plan.



Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	85
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		