



* £475,000- £525,000 * Occupying a desirable position within Merilies Gardens, Westcliff-on-Sea, this attractive extended semi-detached character bungalow offers spacious accommodation, charming features and excellent potential for further enhancement. The property currently provides two well-proportioned bedrooms, with the added possibility of creating a third double bedroom, making it an adaptable home with plenty of scope to suit a variety of needs. The impressive lounge/diner is a real highlight, offering a substantial and versatile space that could easily be arranged as two separate areas, providing dedicated zones for both dining and relaxation. Outside, a private driveway provides parking for two vehicles, with the potential to create additional parking if required. The property is also ideally placed for everyday convenience, with local amenities, bus routes and Southend Hospital all within easy reach. With its generous living space, character appeal and scope to further adapt the accommodation, this bungalow offers an exciting opportunity for those looking to create their ideal home in a popular Westcliff-on-Sea location.

- Extended semi-detached character bungalow
- Impressive lounge diner (this room can be split in to two)
- Driveway for two vehicles with the potential to create extra parking
- Beautiful location close to local amenities and bus stops
- No onward chain and keys held for immediate viewing
- Two double bedrooms with the potential to create a third double bedroom
- Generously sized Kitchen Diner
- Delightful wrap around rear and side garden
- Southend Hospital nearby
- Probate granted

Merilies Gardens

Westcliff-on-Sea

£475,000

Price Guide



Merilies Gardens



Frontage

Driveway creating parking for two vehicles, large shingled area which could be used to create further parking, side access to the rear garden, access to:

Entrance Hallway

14'7"

Coved ceiling with a pendant light, UPVC entrance door to the side, two storage cupboards, radiator, carpet.

Bedroom One

13'1" into the bay x 12'6"

Smooth ceiling with a pendant light, double glazed bay windows to the rear overlooking the garden, radiator, carpet.

Bedroom Two

9'10" x 9'8"

Coved ceiling with a pendant light, double glazed window to the front, radiator, lino flooring.

Lounge/Diner

23'4" into the bay x 13'11" > 11'4" into the bay

Coved ceiling, wall lights, double glazed bay windows to the front, feature leadlight stained glass windows to the side, additional double glazed bay window to the side, two radiators, feature fireplace with a wooden surround, carpet. PLEASE NOTE: This room could be split to make a separate reception room or a third double bedroom.

Shower Room

7'10" x 5'4"

Smooth ceiling with inset spotlights, obscured double glazed windows to the side, walk-in

shower with a new Grohe shower furniture, traditional radiator towel rail, wall hung wash basin, low-level WC, fully tiled walls, tiled flooring.

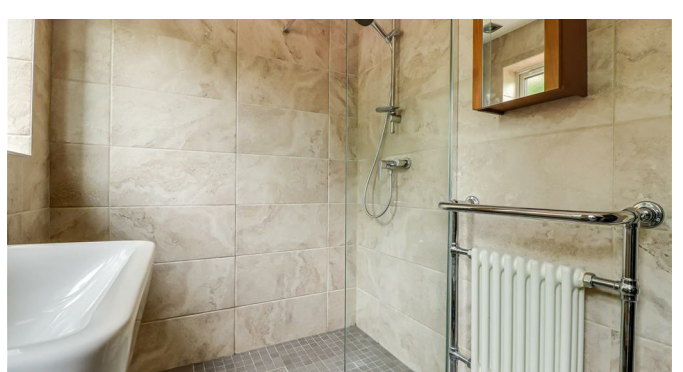
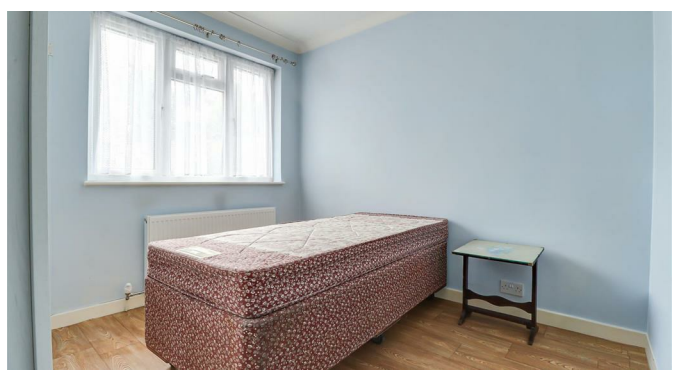
Kitchen/Diner

19'10" x 9'6"

Smooth coved ceiling with inset spotlights, double glazed windows to the side and rear overlooking the garden, double glazed French doors to the side leading out to the garden. Modern kitchen comprising of; wall and base level units with a roll edge laminate worktop, 1.5 ceramic sink and a chrome mixer tap, space for a slimline dishwasher, space for a washing machine, two sets of drawers, space for an American style fridge freezer, integrated Stoves oven and grill, four ring electric hon with an extractor fan above, radiator, vinyl flooring.

Rear Garden

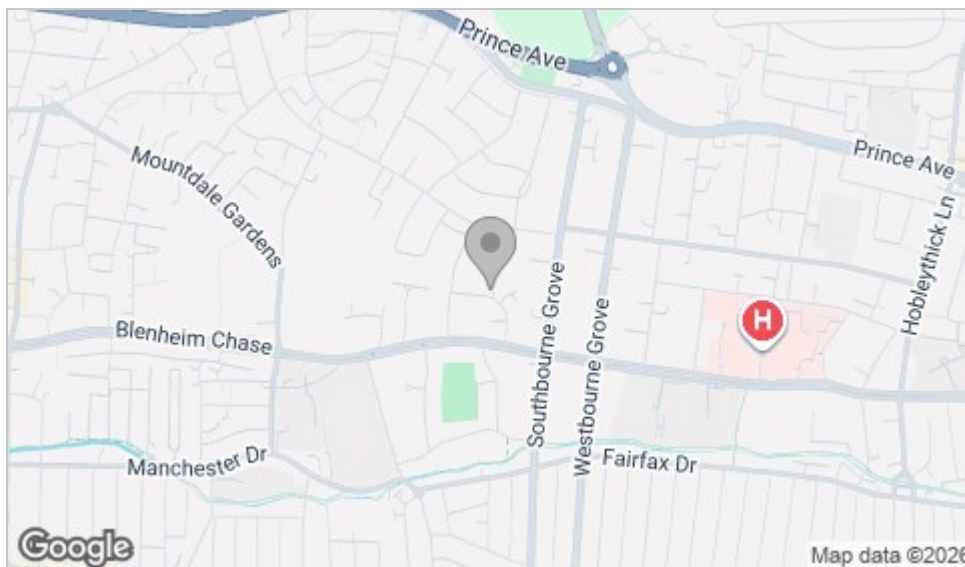
Commences with a patio area with the remainder laid to lawn with shrub borders, garden shed, side access to the driveway and front garden area, gate giving access to Merilies Close.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
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