



## Forfar Close

Leigh-on-Sea

- NO ONWARD CHAIN
- LARGE WELL TENDED GARDEN
- POPULAR HIGHLANDS LOCATION
- THREE BEDROOMS



## Guide Price £525,000

VACANT fabulous three bedroom bungalow beautifully presented with an amazing exceptional size garden. Detached garage and plenty of off road parking. Nestling in a quiet Cul de sac yet so close to Belfairs woods. Perfect for reaching local shops as well as the Station. Double glazed, gas central heating.







#### AGENTS NOTES

VACANT and beautifully presented three bedroom bungalow which has so much going for it !

Located in a very quiet and secluded spot yet so easy to reach not only local shops and bus routes but Belfair's woods and Nature Reserve as well as access to the Station in Leigh and seafront as well as the vibrant and Cafe style Leigh Broadway.

The bungalow itself offers all you could need, three very generous bedrooms and a modern fitted kitchen with a recently installed combination gas boiler. Double glazing and a fantastic sun trap double glazed Conservatory which opens out to the incredible good sized garden nicely tended and seduded.The plot widens considerably to the rear just come and see it !.

There is a very modern fitted double shower room and plenty of storage cupboards.

The front driveway is crazy paved and provides plenty of parking which also leads to a detached garage to the side.





## HALLWAY

## LOUNGE

19' 2" x 11' 6" (5.84m x 3.51m)

## KITCHEN

13' 3" x 10' 5" (4.04m x 3.18m)

## CONSERVATORY

14' 8" x 9' 6" (4.47m x 2.9m)

## SHOWER ROOM

8' 4" x 6' 9" (2.54m x 2.06m)

## BEDROOM

13' 10" x 12' 6" (4.22m x 3.81m)

## BEDROOM

11' 6" x 11' 9" (3.51m x 3.58m)

## BEDROOM

10' 0" x 6' 9" (3.05m x 2.06m)

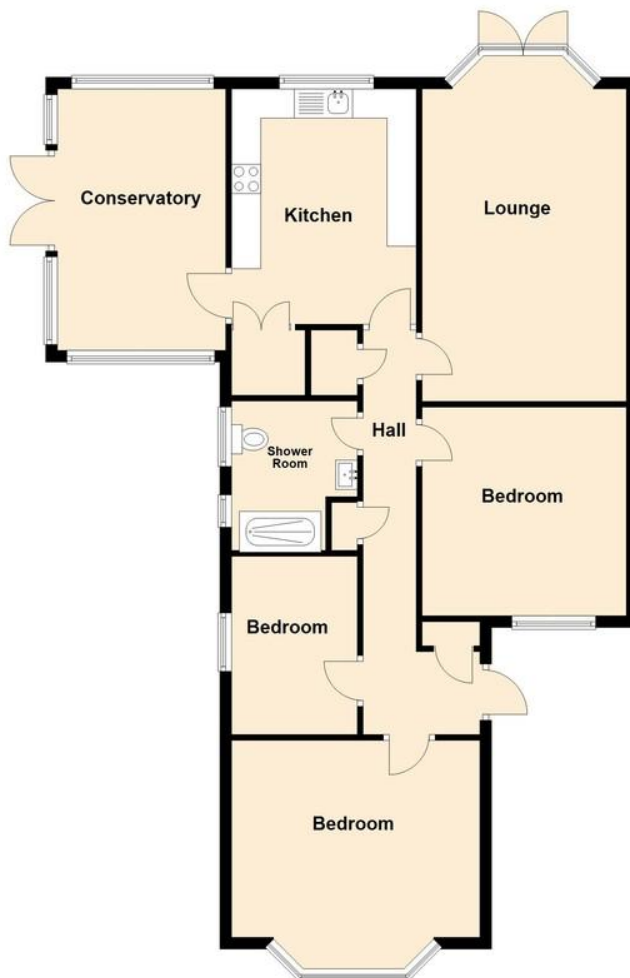
## GARAGE

## GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



**Ground Floor**  
Approx. 98.6 sq. metres (1061.6 sq. feet)



Total area: approx. 98.6 sq. metres (1061.6 sq. feet)

Regulated by RICS

t. 01702 34 11 77  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

**Residential Sales**  
190 London Road  
Southend-On-Sea  
Essex SS1 1PJ

