

**To arrange a viewing contact us
today on 01268 777400**



Alan Grove, Leigh-On-Sea Guide price £425,000

Guide Price £425,000 to £450,000 - Situated in the highly sought-after Alan Grove, Eastwood, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation throughout, making it an ideal home for families, downsizers, or those seeking single-storey living in a peaceful residential setting.

The property boasts a stunning open-plan kitchen, dining and lounge area, creating the perfect space for modern family life and entertaining. The contemporary fitted kitchen is enhanced by skylights that flood the room with natural light, while the lounge area benefits from a charming log burner, providing a warm and inviting atmosphere throughout the colder months.

There are three generously sized bedrooms, all offering comfortable accommodation, alongside an exquisite family bathroom featuring a luxurious jacuzzi bath. Externally, the property enjoys a private, unoverlooked rear garden, providing an excellent space for relaxing or entertaining outdoors. To the front, ample off-street parking ensures convenience for multiple vehicles.

Alan Grove is a quiet residential cul-de-sac located within the popular Eastwood area of Leigh-on-Sea. The property is ideally positioned close to a range of local amenities, including supermarkets, shops, cafés and restaurants. Excellent transport links are available nearby, with easy access to the A127 and A13, while both Rayleigh and Leigh-on-Sea railway stations provide direct services into London Liverpool Street, making this an excellent choice for commuters. Families will also appreciate the selection of highly regarded schools within the surrounding area.

Offering spacious accommodation, a desirable location and exceptional living space, this attractive detached bungalow presents a fantastic opportunity for prospective buyers.

HALLWAY

Skirting boards with feature inset fitted lights, loft access, doors to all rooms.

LOUNGE/DINER/KITCHEN

26'4 x 19'1 max l shape (8.03m x 5.82m max l shape)

A stunning open-plan kitchen, dining and lounge area, creating the perfect space for modern family life and entertaining. The contemporary fitted kitchen is enhanced by skylights that flood the room with natural light, while the lounge area benefits from a charming log burner, providing a warm and inviting atmosphere throughout the colder months.

BEDROOM ONE

13'3 x 9'10 (4.04m x 3.00m)

Double glazed window to front, feature radiator, carpet flooring.

BEDROOM TWO

10'1 x 8'9 (3.07m x 2.67m)

Double glazed window to side, carpet flooring.

BEDROOM THREE

8'9 x 8'1 (2.67m x 2.46m)

Double glazed window to front, carpet flooring.

FAMILY BATHROOM

6'2 x 5'7 (1.88m x 1.70m)

An exquisite family bathroom featuring a luxurious jacuzzi bath, modern hand wash basin, W/C, stunning fully tiled walls and floor, Obscure double glazed window to side.

REAR GARDEN

An un over looked rear garden, patio, lawn, borders housing a variety of flowers and shrubs, shed, detached garage, gated side access to the front.

FRONTAGE

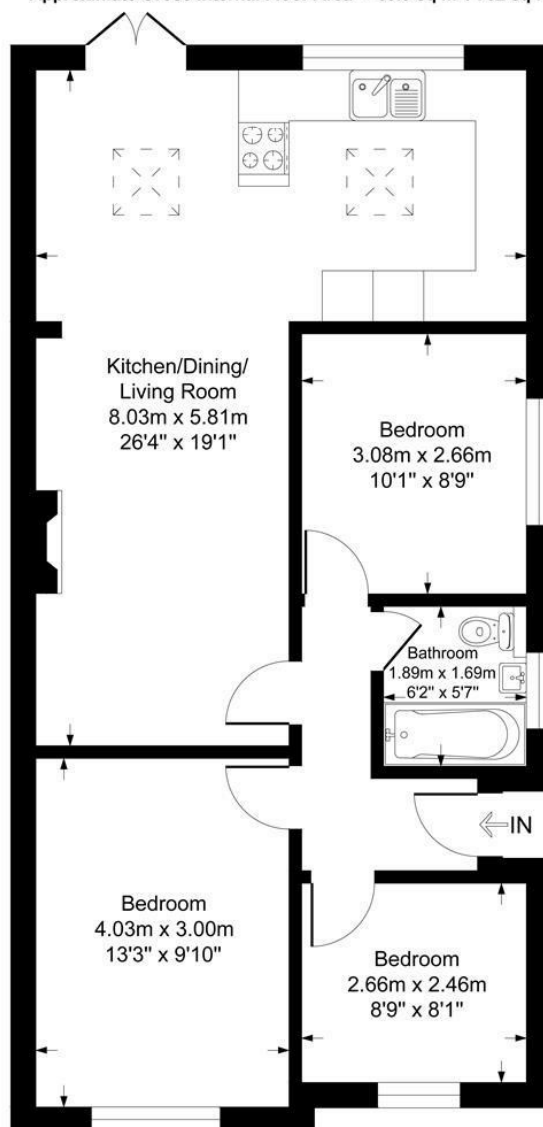
Driveway providing ample off street parking, front lawn, gated access to the detached garage and rear garden.

DETACHED GARAGE

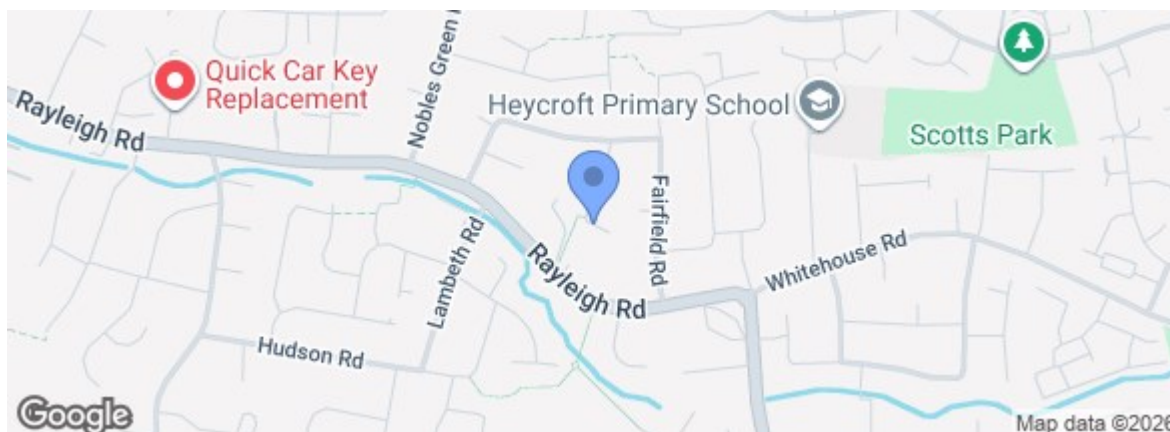
Located in the rear garden.

Alan Grove

Approximate Gross Internal Floor Area = 69.9 sq m / 752 sq ft



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			
England & Wales			
EU Directive 2002/91/EC			



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