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## **Pinewood Avenue, Leigh-On-Sea Guide price £350,000**

**\*\*GUIDE PRICE £350,000 - £375,000\*\***

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached bungalow occupies a desirable position backing directly onto open playing fields, providing a pleasant outlook and a good degree of privacy.

The accommodation is arranged on one level and comprises a welcoming entrance hall, a spacious living room, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom. The layout offers flexibility for families, downsizers, or those seeking single-storey living with scope to personalise or extend (subject to the necessary permissions).

Externally, the property benefits from a private rear garden backing onto the playing fields, ideal for enjoying uninterrupted views and outdoor space. To the front, there is a driveway providing off-road parking and to the rear is a detached garage.

Conveniently located for local amenities and transport links. Guide Price £350,000 to £375,000.

**ENTRANCE HALL****MASTER BEDROOM**

12'5" x 11'3" (3.81m x 3.45m)

**BEDROOM TWO**

9'3" x 9'1" (2.84m x 2.77m)

**BEDROOM THREE**

8'11" x 7'3" (2.74m x 2.21m)

**LOUNGE**

13'5" x 11'8" (4.09m x 3.58m)

**CONSERVATORY**

10'9" x 7'7" (3.30 x 2.33)

**KITCHEN**

10'7" x 7'8" (3.23m x 2.34m)

**BATHROOM****REAR GARDEN****DETACHED GARAGE**

GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.

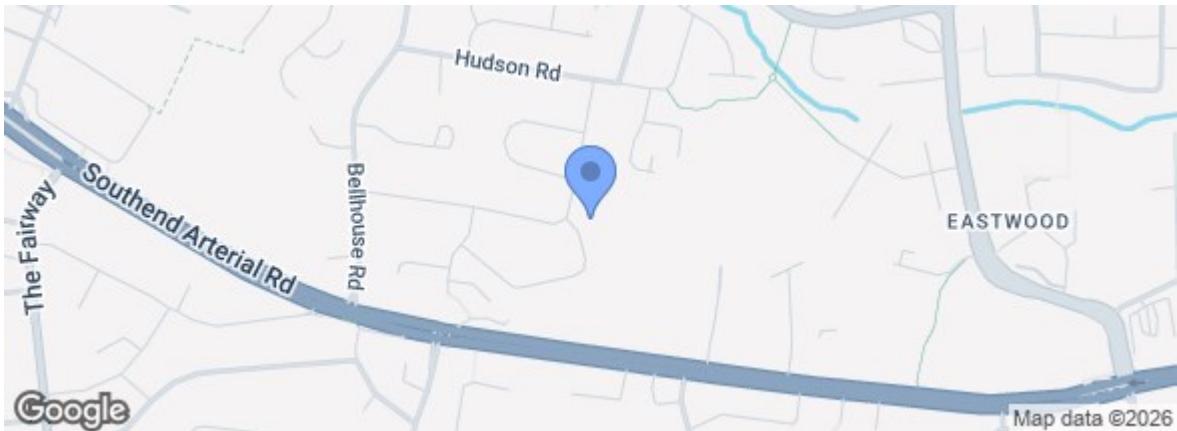


TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.