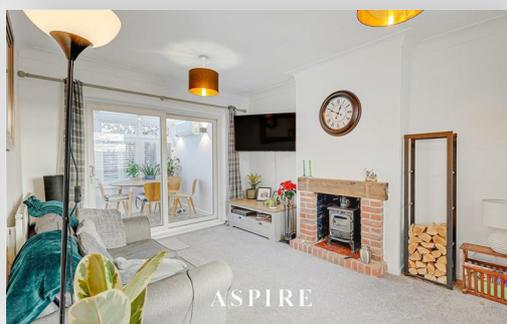


To arrange a viewing contact us  
today on 01268 777400



## Boleyn Close, Leigh-On-Sea £375,000

Aspire Estate Agents are delighted to present this exceptionally well-located two double bedroom semi-detached bungalow, perfectly positioned within a peaceful cul-de-sac and just a short walk from local shops, restaurants, bars, bus routes, Fairways schools and with quick access to the A127. Leigh Broadway, the seafront and the station are also only a short drive away.

This charming bungalow offers a welcoming entrance hallway, a feature lounge complete with a brick-built fireplace and log burner, and a recently fitted open-plan kitchen leading into a full-width conservatory. The property also benefits from two generous double bedrooms and a spacious fitted bathroom.

Externally, the property provides off-street parking for up to three cars, direct side access, and a beautifully elevated, split-level rear garden offering multiple seating areas. The garden extends approximately 30ft and is arranged over three tiers, featuring two secluded ground-level areas—one with a pergola and fully decked—gated side access, outside lighting and tap. Steps lead to a further garden area with mature shrub borders and a vegetable bed, progressing again to an additional upper tier with more vegetable plots, a pathway to the wood shed and a summer house. Additional highlights include a modern luxury multipurpose garden room and a new garden room structure—ideal for entertaining, hobbies or home working.

An early viewing is strongly recommended.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Entrance Hall

Lounge

14' 11" x 10' 10" (4.55m x 3.30m)

Kitchen

10' 2" x 9' 8" (3.10m x 2.95m)

Conservatory

21' x 6' (6.40m x 1.83m)

Bedroom 1

18' 8" x 11' 8" (5.69m x 3.56m)

Bedroom 2

10' x 8' 9" (3.05m x 2.67m)

Bathroom

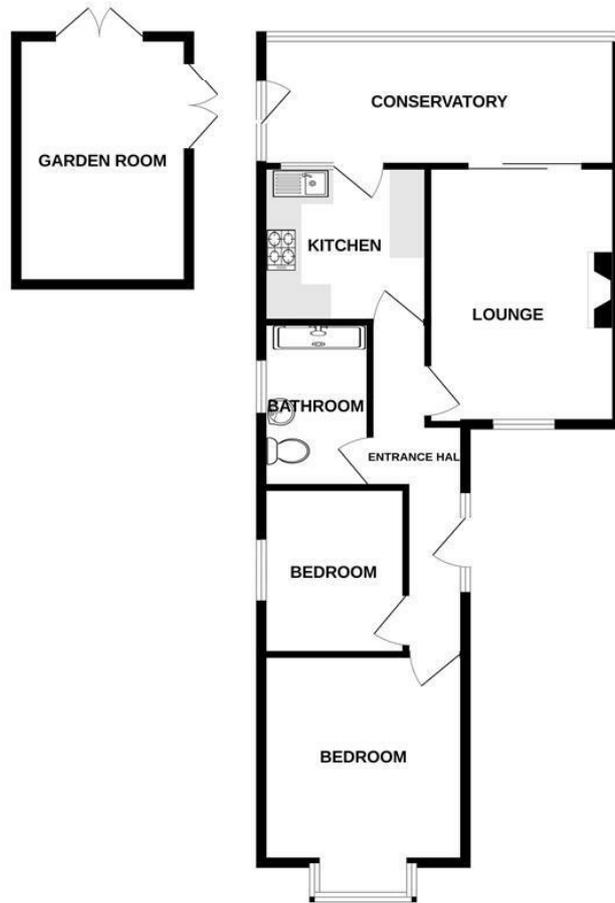
Rear Garden

Garden Room

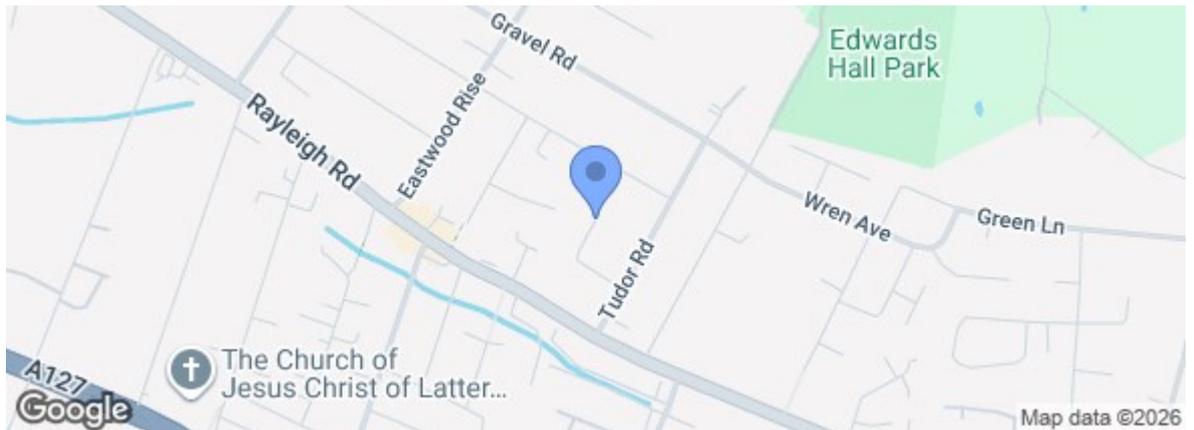
14' x 8' (4.27m x 2.44m)

Additional Rear Garden Area

GROUND FLOOR



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.