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today on 01268 777400**



Dering Crescent, Leigh-On-Sea Guide price £400,000

Set within an attractive leafy crescent, this beautifully presented two-bedroom semi-detached bungalow offers generously proportioned accommodation, exceeding that of many neighbouring properties. The impressive lounge/diner measures 19' x 11'10" and is enhanced by sliding double-glazed doors, opening directly onto a charming, low-maintenance garden which is the ideal space for both relaxation and entertaining.

The bedroom accommodation is positioned to the front of the property and comprises two well-appointed double bedrooms, the principal bedroom measuring a substantial 13' x 11'10".

Further enhancing the appeal of the home is a self-contained guest annexe, along with a large timber outbuilding currently utilised as a private gym, offering excellent versatility for home working, leisure or guest accommodation.

The property enjoys a highly convenient location, with a Lidl supermarket just a short walk away and also has a Morrisons supermarket in nearby walkable distance. A selection of nearby restaurants and excellent public transport links via main bus routes further complement the setting.

Additional benefits include generous off-road parking for up to four vehicles.

** GUIDE PRICE: £400,000 - £425,000**

Lounge / Diner

19'1" 11'10" (5.83 3.62)

Kitchen

10'2" 8'7" (3.11 2.64)

Master Bedroom

13'3" 11'11" (4.05 3.64)

2nd Bedroom

9'4" x 8'7" (2.85 x 2.64)

Annexe entrance/kitchenette

9'4" 7'6" (2.85 2.29)

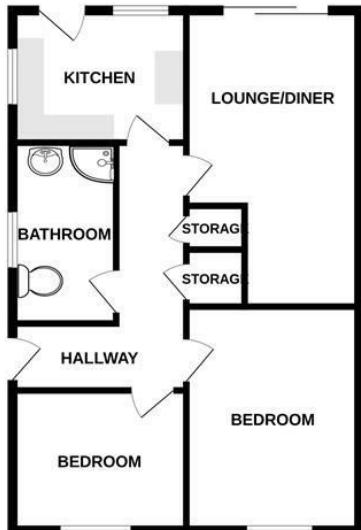
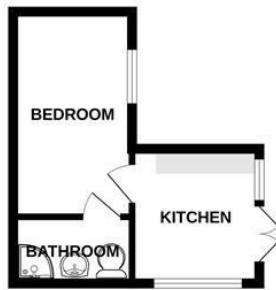
Annexe Bedroom

13'1" x 7'10" (4.00 x 2.4)

Hallway

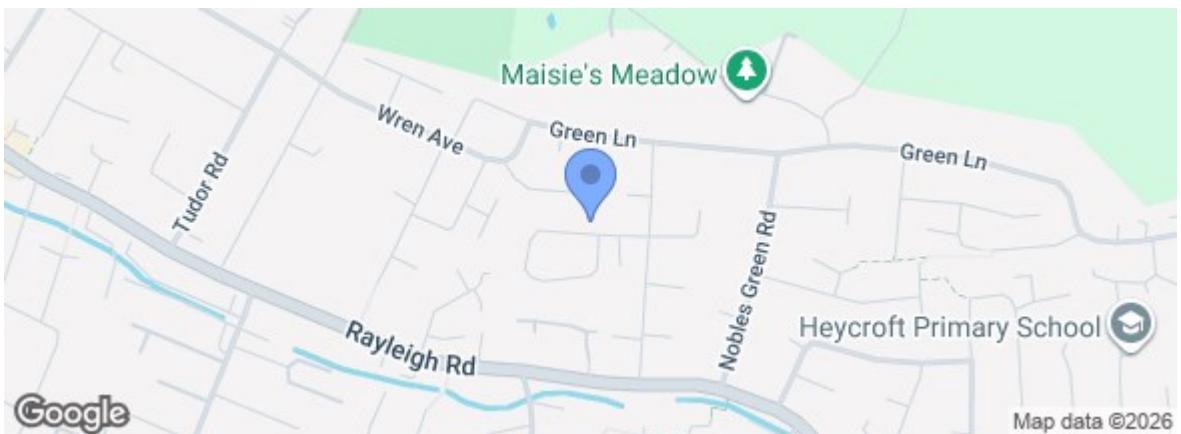
12'8" 28'10" (3.87 8.8)

GROUND FLOOR



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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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