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today on 01268 777400



## Theobald Road, Leigh on Sea £800,000

We are delighted to present for sale this generously proportioned three-bedroom detached bungalow, offering comfortable single-level living alongside exceptional potential for enhancement. (Subject to the necessary planning consents.) This property is positioned on an exceptional, sizeable, prime located plot and offers the finest in sea side living.

The property is well maintained and features a versatile internal layout, including a bright open-plan kitchen and dining area, three well-appointed bedrooms and a contemporary family bathroom. Of particular note, however, is the impressive plot size and favourable positioning, which combine to create outstanding development opportunities.

With its wide frontage, lengthy private driveway and detached garage, the property lends itself to extension, loft conversion or possible re-development, making it ideally suited to those seeking to create a substantial family residence or explore investment potential. The west-facing wide rear garden is both spacious and secluded, providing ample scope for expansion while still retaining an attractive outdoor setting.

Situated in a quiet residential location, yet in short walking distance of the station and Leigh Broadway, this exceptional home is conveniently placed for local amenities, highly regarded schools and excellent transport links, this is a rare opportunity to acquire a home that offers immediate comfort with significant long-term promise.

**\*\*GUIDE PRICE OF: £800,000 - £850,000\*\***

**Lounge**

16'9" x 12'11" (5.11m x 3.96m)

**Kitchen**

19'1" x 12'0" ( 5.84m x 3.66m )

**Bedroom Two**

12'4" x 8'0" (3.78m x 2.44m)

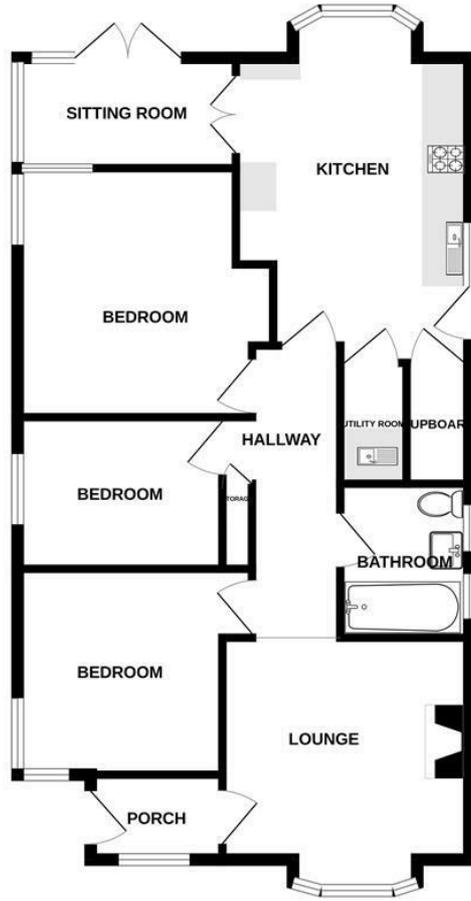
**Bedroom Three**

9'1" x 7'6" (2.77m x 2.31m)

**Master Bedroom**

14'2" x 11'8" ( 4.32m x 3.58m )

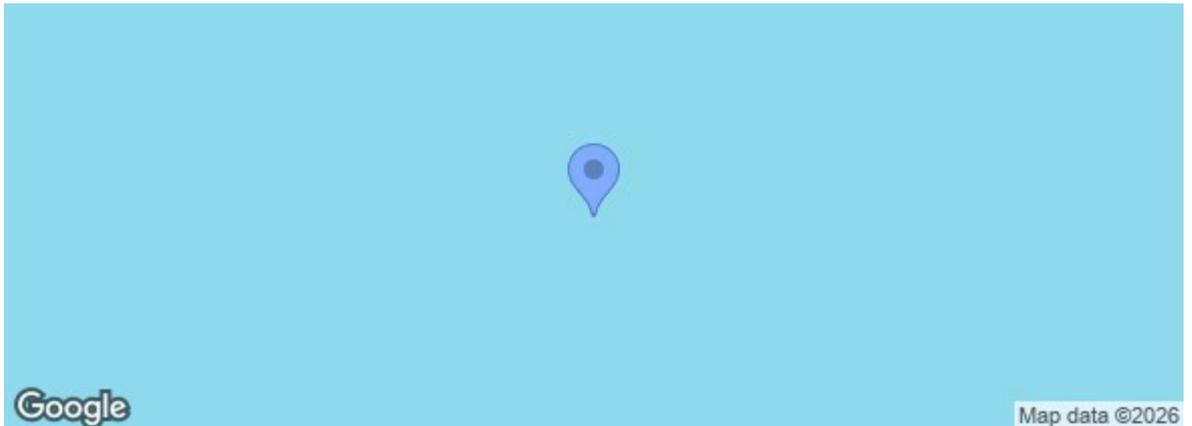
GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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 appliances 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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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		Current	Potential
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.