

(Unknown Floor)



**14 Mountain Ash Avenue  
Leigh-On-Sea, SS9 4SZ  
£415,000**

- Popular Belfairs Estate
- 2 Bedrooms
- Spacious Lounge
- Dining Area
- Modern 18' Kitchen
- Shower Room
- Delightful Gardens
- Garage & Own Drive
- UPVC Double Glazing
- Well Maintained



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>86</b>		
	<b>62</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Guide Price £415,000 to £425,000

This spacious and extended 2-bedroom bungalow, features its own driveway leading to a generous double-length garage and provides well-planned accommodation including a bright lounge opening into a dining area, an 18' kitchen, two well-proportioned bedrooms, a modern shower room, and UPVC double glazing. Ideally positioned on the sought-after Belfairs Estate, the property is within easy reach of ancient woodlands, local shops, excellent road links to surrounding areas, and convenient rail connections into London.

#### ACCOMMODATION

##### RECEPTION HALL

UPVC double glazed window & door leading to, laminate flooring, cloaks cupboard, radiator, power points, coving,

##### LOUNGE 17'1 x 11' (5.21m x 3.35m)

UPVC double glazed window to front, feature fireplace, wall lights, coving, radiator, power & Tv points, open way to

##### DINING ROOM 13'1 x 9'6 (3.99m x 2.90m)

UPVC double glazed window & French doors to the rear garden laminate flooring, radiator, power points,

##### KITCHEN 18' x 9'4 max (5.49m x 2.84m max)

UPVC double glazed window to side & door to rear, fitted with a modern range of cream Shaker style units to both eye level & base level, complimentary work tops with inset sink drainer, ceramic hob with extractor fan, Bosch double oven, work top lighting, splash back tiling, laminate flooring, plumbing for washing machine, radiator, power points,

##### BEDROOM 1 13'2 x 11' (4.01m x 3.35m)

UPVC double glazed bay window to front further window to side, radiator, power points,

##### BEDROOM 2 8' x 7'8 (2.44m x 2.34m)

UPVC double glazed window to side, radiator, power & Tv points,

##### SHOWER ROOM

UPVC double glazed window to side, modern white suite comprising, large shower cubicle with glazed surround, low level wc, wash hand basin with storage cupboards below, fully tiled walls & flooring, heated towel rail, spot lighting, extractor fan,

#### OUTSIDE

##### REAR GARDEN 35' (10.67m)

Patio area leading to lawn with further plumb slate chippings to rear, established shrub borders, lighting, tap

#### FRONT GARDEN

Mainly laid to split level paving with established shrub beds, own drive providing parking & access to garage

#### DOUBLE LENGTH GARAGE & DRIVE

The property has the advantage of its own gated drive providing ample parking and access to the garage  
DOUBLE LENGTH GARAGE: Electric up and over door to front, lighting & power points, recently installed central heating boiler, UPVC door to rear garden