



\* £475,000- £500,000 \* TWO TO THREE DOUBLE BEDROOMS \* DRIVEWAY FOR SEVERAL VEHICLES \* Positioned on Oakwood Avenue in Leigh-on-Sea, this fully renovated semi-detached bungalow presents an exceptional opportunity for those seeking a comfortable and stylish home. Boasting two to three spacious double bedrooms, this property is perfect for families or individuals looking for a serene living space. As you enter, you are welcomed by a generous hallway giving access into a bright and airy reception room/bedroom, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the fully fitted shaker-style kitchen, which comes complete with integrated Bosch appliances and a separate utility area, ensuring both functionality and elegance. The kitchen seamlessly flows into the living/dining space, making it a delightful area overlooking the landscaped rear garden, excellent for family gatherings or a peaceful retreat. The bungalow features a beautifully designed four-piece family bathroom, offering a touch of luxury and convenience. Every detail has been thoughtfully considered in this renovation, providing a modern yet warm atmosphere throughout. Location is key, and this property does not disappoint. It is within walking distance to local shops and restaurants, allowing for easy access to everyday amenities. Additionally, the nearby Belfairs Woods and Golf Course offer a perfect escape into nature, ideal for leisurely walks or a round of golf.

- Double fronted semi detached bungalow
- Driveway for 2 to 3 vehicles
- Stunning fully fitted kitchen family room with separate utility area
- Landscaped rear garden with large patio area
- Short walk to shops, supermarkets and restaurants
- fantastic renovation throughout
- 2 to 3 bedrooms
- Contemporary four piece family bathroom
- Easy access to A13, A127 and major bus routes
- Belfairs Woods and Golf Course close by

## Oakwood Avenue

Leigh-On-Sea

**£475,000**

Price Guide



# Oakwood Avenue



## Frontage

New block paved driveway for two to three vehicles, gated shared access to rear garden, access to:

## Hallway

19'1" x 3'5"

Smooth ceiling with inset spotlights, large loft hatch, wall mounted radiator, composite entrance door to front, laminate flooring.

## Bay Fronted Lounge/ Bedroom

13'10" into bay x 11'3" max

Smooth ceiling with pendant light, double glazed bay windows to front, radiator, carpet.

## Bedroom One

12'1" x 10'10"

Smooth ceiling with pendant light, obscured double glazed window to side, radiator, carpet.

## Bedroom Two

10'7" x 10'6"

Smooth ceiling with pendant light, double glazed windows to front, radiator, carpet.

## Family Bathroom

9'11" x 7'2" > 5'9"

Smooth ceiling with inset spotlights, vanity unit wash basin, low level WC, roll edge bath, heated towel rail, walk in shower with rainfall head and shower hose, fully tiled walls and floor.

## Kitchen Family Room

23'2" x 11'0"

Smooth ceiling with inset spotlights, two feature pendant lights in kitchen area, aluminium four door bi-folding doors to rear leading out to

garden, radiator, laminate flooring, kitchen comprising shaker base and wall level units with open oak shelving, quartz effect worktops, breakfast bar, sink and drainer with chrome mixer tap, Bosch four ring induction hob with extractor fan above, Bosch integrated oven and grill, integrated Bosch fridge freezer, two sets of drawers, pull out bin storage, integrated Bosch dishwasher, opening to:

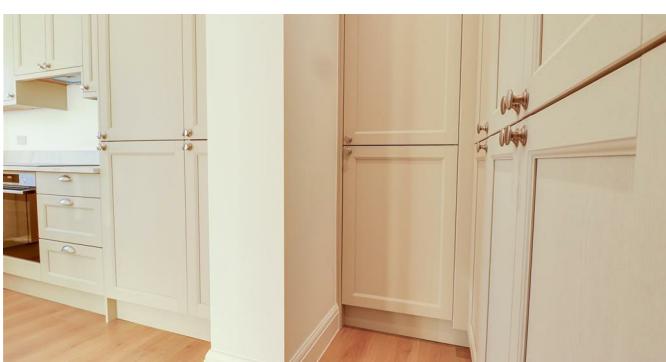
## Utility Area

9'11" x 3'6" max

Plumbing for washing machine and space for tumble dryer on a stacker system, floor to ceiling shaker storage cupboards housing wall mounted Glow-worm combination boiler, utility meters and fuse box.

## Rear Garden

Large porcelain patio area with the remainder artificial lawned, shared side access to front driveway, outside tap, outside lighting.



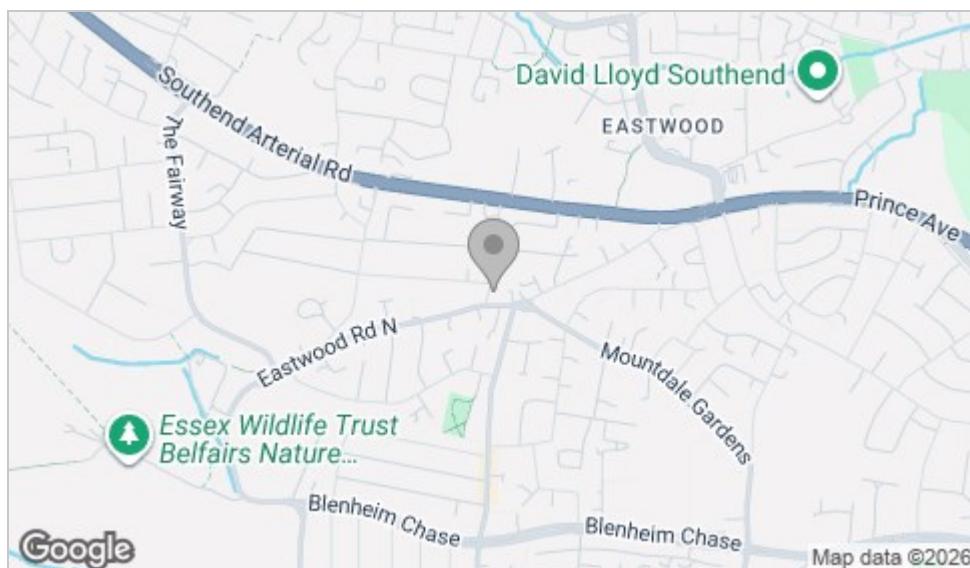
## Floor Plan



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.



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating

Rating	Current	Potential
<b>A</b> Very energy efficient - lower running costs (92 plus)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20) Not energy efficient - higher running costs		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO<sub>2</sub>) Rating

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		

EU Directive 2002/91/EC

England & Wales

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