bear
Estate Agents

* £400,000 - £425,000 * WEST-FACING GARDEN * PARKING FOR THREE * GARAGE * NO ONWARD CHAIN * VERSATILE LAYOUT * ESPECIALLY QUIET CUL-DE-SAC * DETACHED * This is a must-see for anyone looking for a bungalow that ticks all the boxes! There is a west-facing garden, ample parking and a garage, and a potential three-bedroom layout. The accommodation is comprised of; a large bay-fronted reception room, two well-proportioned bedrooms with an additional room to the rear which could be either a third bedroom or a formal dining room, there are French doors out onto the west-facing garden, a kitchen with breakfast bar, three-piece shower room and ample parking on the front with a spacious garage too! The Location has amenities and bus links around the corner at the top of The Fairway and there is a great school catchment area on offer too. The detached bungalow is being offered with no onward chain and is available to view now!

- Detached bungalow
- Parking for three
- Versatile layout
- Nearby Belfairs Woods and Golf Course
- Great-sized bedrooms
- West-facing garden
- Garage with electric door
- Incredibly quiet cul-de-sac
- Amenities and bus links around the corner
- Only needs modernisation

Berkshire Close

Leigh-On-Sea

£400,000

Price Guide

3 1 1 D

Berkshire Close

Frontage/Parking
Parking for three vehicles on a paved and shingle driveway with side access down both sides of the property and access to the large garage, there is a garden wall and a UPVC double glazed front door with an overhanging porch.

L-Shaped Entrance Hall
Storage cupboard and separate meter cupboard, loft access, radiator, skirting, carpet.

Front Lounge
14'7" × 12'9"
UPVC double glazed bay window, feature fireplace, double radiator, coving, skirting, carpet.

Master Bedroom
12'1" × 10'7"
UPVC double glazed side window, perfect recess fit for wardrobes, radiator, skirting and carpet.

Bedroom Two/Dining Room
10'5" × 10'3"
UPVC double glazed French doors with sidelights to rear aspect and a UPVC double glazed side window, radiator, coving, skirting and carpet.

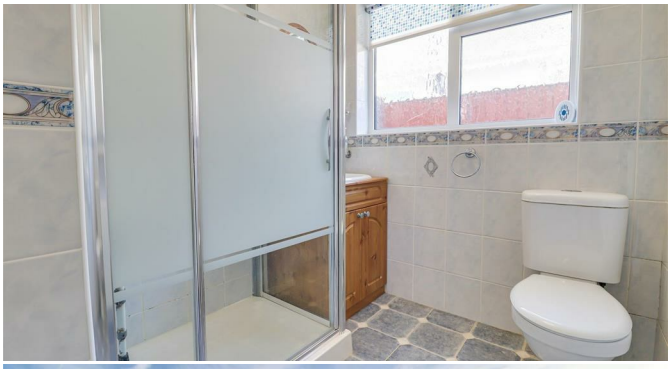
Bedroom Three
11'0" × 8'0"
UPVC double glazed window to front aspect and feature stained glass window to side aspect, radiator, skirting and carpet.

Kitchen-Breakfast Room
9'11" × 9'3"
UPVC double glazed side door and a window to rear aspect, laminate worktops with two seater breakfast bar and space for fridge/freezer and washing machine, four burner cooker with extractor over, stainless steel sink and drainer with chrome mixer tap, tiled splashback, radiator, partial wall tiling, skirting, tile effect lino flooring.

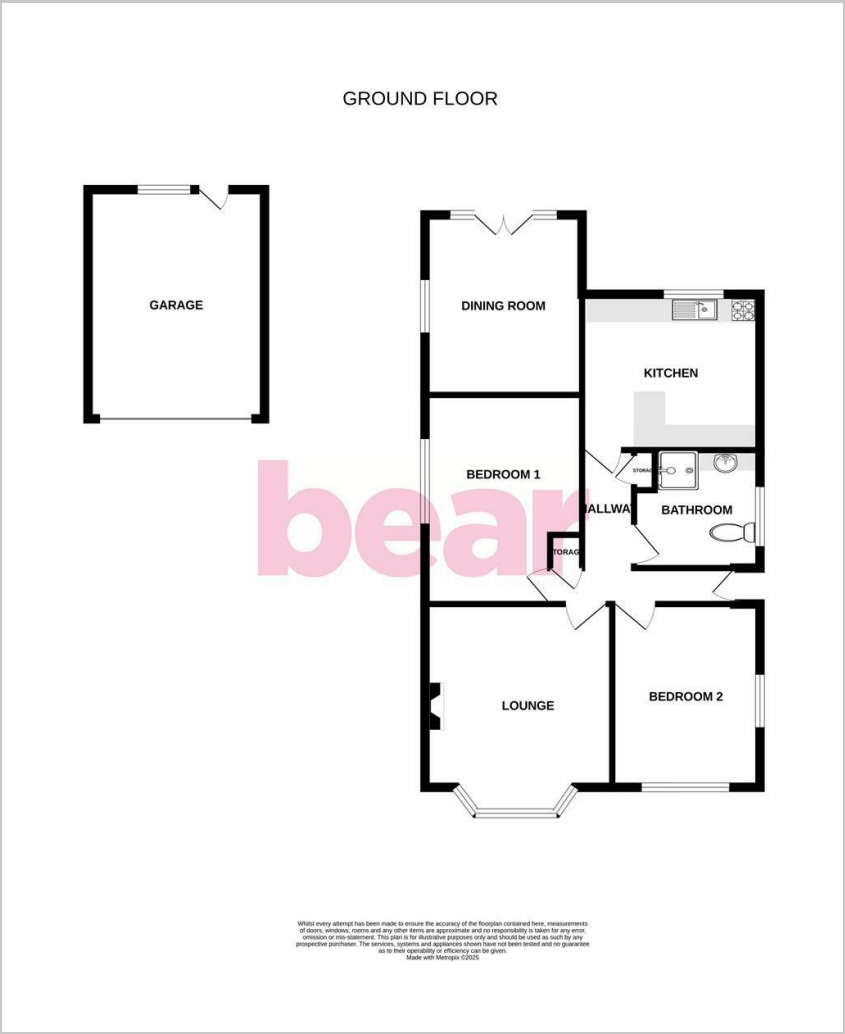
Three-Piece Shower Room
6'11" × 6'0"
Obscured UPVC double glazed window to side aspect, shower cubicle with power shower, vanity unit with wash basin and traditional chrome taps, radiator, floor to ceiling wall tiles and tile effect lino flooring.

West-Facing Garden
Commences with a decked seating area as well as a smaller paved area with the rest of the garden mostly laid to lawn with planting, fencing, side access down both sides, rear access to garage.

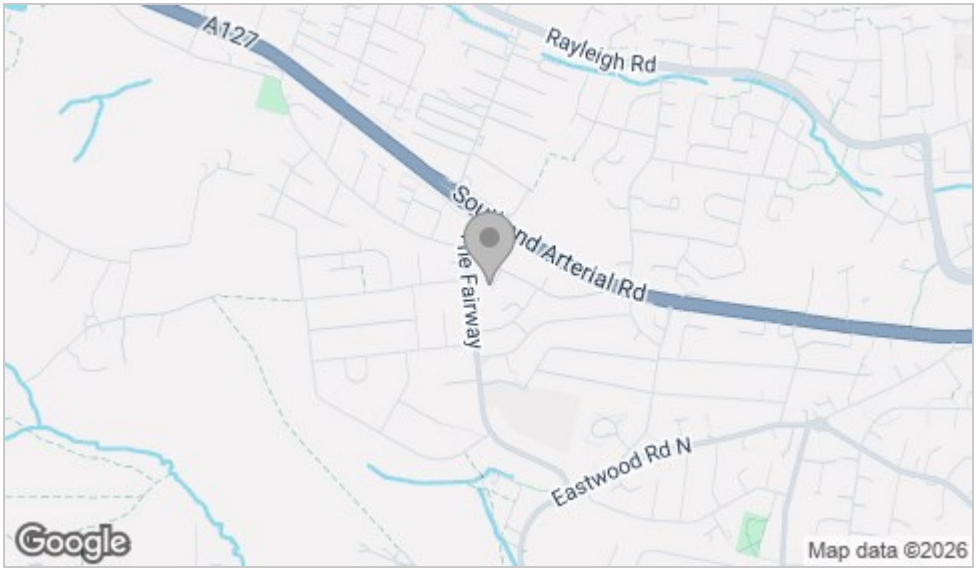
Garage
Obscured UPVC double glazed rear door and window, an electric roller front door providing access for a large vehicle and space for workshop area /storage, there is power and lighting and a UPVC obscured double glazed side window.



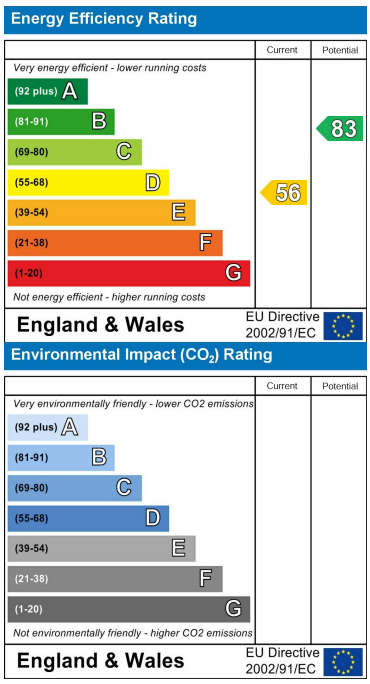
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk http://www.bearestateagents.co.uk/