



£400,000 - £425,000 * OWN DRIVEWAY POTENTIAL * TWO TO THREE BEDROOMS * ONE TO TWO RECEPTION ROOMS * Located in the charming area of Westbourne Grove, this delightful detached bungalow offers a perfect blend of character and original features throughout. With two to three spacious bedrooms and a well-appointed bathroom, this property is ideal for those seeking a comfortable home. As you enter, you are greeted by a bay-fronted lounge that exudes warmth and charm, providing an excellent space for relaxation or entertaining guests. Adjacent to the lounge, a separate dining room off the generously sized kitchen creates a seamless flow for family gatherings and dinner parties. The current dining room could also be used as a lounge should you require three bedrooms. The kitchen itself is well-equipped, offering ample space. One of the standout features of this bungalow is its significant potential for expansion. The loft space presents an exciting opportunity for those looking to enhance their living space further, whether it be for additional bedrooms, a home office, or a creative studio. Conveniently located within walking distance to the vibrant Leigh Road and Leigh Broadway, residents will enjoy easy access to a variety of shopping facilities, cafes, and local amenities. This prime location ensures that you are never far from the hustle and bustle of community life while still enjoying the tranquillity of a residential setting. In summary, this spacious two-bedroom bungalow on Westbourne Grove is a rare find, offering character, potential, and a fantastic location. Don't miss the chance to make this charming bungalow your new home.

- Spacious fully detached character bungalow
- Two double bedrooms
- Two reception rooms
- Conservatory/utility
- Generously sized kitchen
- Approx 40ft x 36ft rear garden
- Bay-fronted lounge as well as a separate dining room off the kitchen
- Huge potential to extend into the loft space S.T.P
- Walking distance to Leigh Road and Leigh Broadway shopping facilities
- Chalkwell Beach, Park and Station close by

Westbourne Grove

Westcliff-on-Sea

£400,000

Price Guide



Westbourne Grove



Frontage

Large front garden area with a brick wall perimeter, two gates either side of the garden, potential for a driveway creating parking for two vehicles, side access to the rear garden, concrete path leading to:

Porch

13'10" x 13'9"

Smooth ceiling with a pendant light, solid wood entrance door to the front with adjacent glazed windows, letter box, obscured double-glazed window to the side, tiled flooring, wood paneled walls, door to:

Entrance Hallway

Coved ceiling with a pendant light, loft hatch, cupboard housing the utility meters and the fuse board, solid wood entrance door to the side, dado rail, radiator, laminate flooring, door to:

Lounge

14'15 x 11'93

Coved ceiling with a pendant light, double-glazed bay windows to the front, display cabinets, feature fireplace with a wooden surround and a tiled hearth, radiator, dado rail, carpet.

Dining Room

11'61 x 10'76

Coved ceiling with a pendant light, radiator, catoet, double-glazed patio doors to the rear leading out to:

Kitchen

14'30 x 8'88

Coved ceiling with a ceiling fanlight and spotlights, glazed windows to the side. Kitchen comprising of; wall and base level units with square edge quartz effect laminate worktops, display cabinets, 1.5 stainless steel sink and drainer with a chrome mixer tap, wall-mounted Vaillant combination boiler, space for a washing machine, space for a dishwasher, soave fr a fridge freezer, four-ring gas hob with an extractor fan above, glazed window to the side viewing into the conservatory, vinyl flooring, radiator.

Conservatory/Utility

14'56 x 4'58

Double-glazed windows to the rear overlooking the garden and double-glazed window to the side looking into bedroom two, solid wood door to the rear leading out onto the garden, roll edge laminate worktop with space for appliances underneath, tiled flooring.

Bedroom One

14'35 x 11'78

Coved ceiling with a pendant light, double-glazed bay windows to the front, radiator, carpet.

Bedroom Two

13'25 x 10'15

Coved ceiling with a pendant light, feature double-glazed stained glass window to the front that views into the porch, double-glazed bay windows to the rear overlooking the garden, built-in storage cupboard with top boxes, radiator, carpet.

Bathroom

6'92 x 6'36

Coved ceiling with a pendant light, obscured window to the side, wall-mounted electric heater, low-level WC, vanity unit wash basin, shower cubicle with an electric shower, radiator, part tiled walls, laminate flooring.

Rear Garden

Commences with a concrete pathway that runs down to the rear of the garden with the remainder laid to lawn, shingled area, patio to the rear with a greenhouse, large garden shed, outside tap, side access to the front driveway.

Agents Notes:

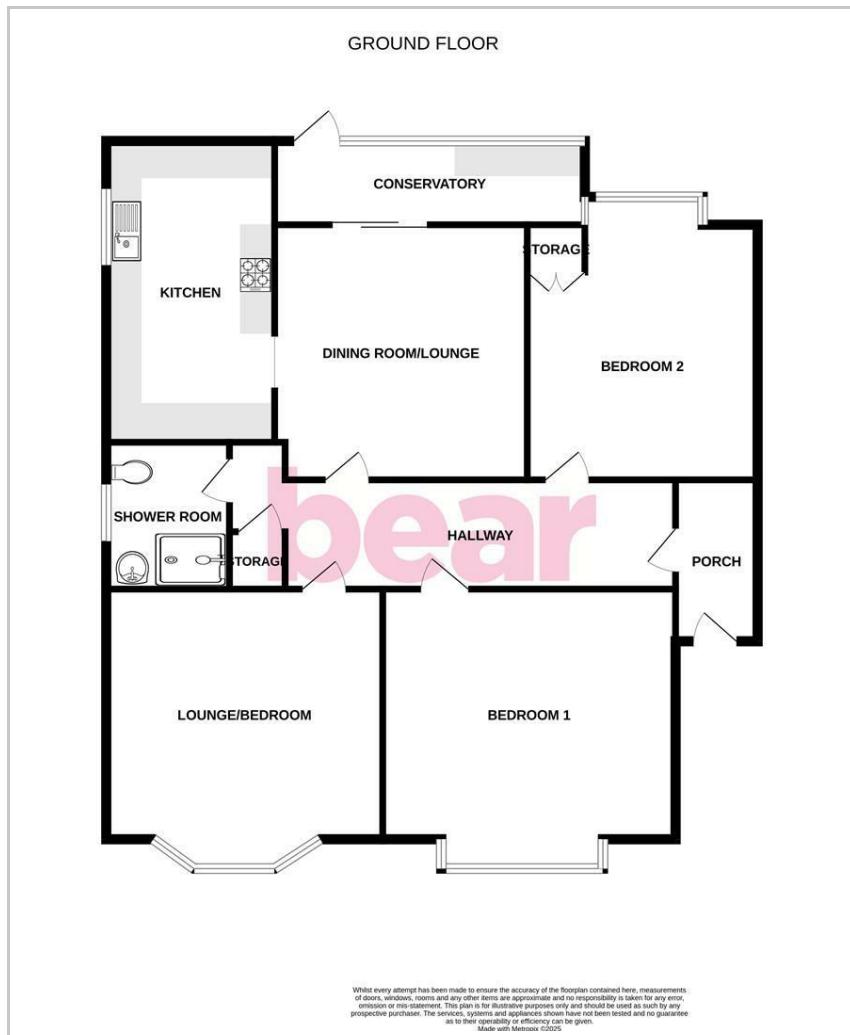
Boiler is 7 years old

GSC in place

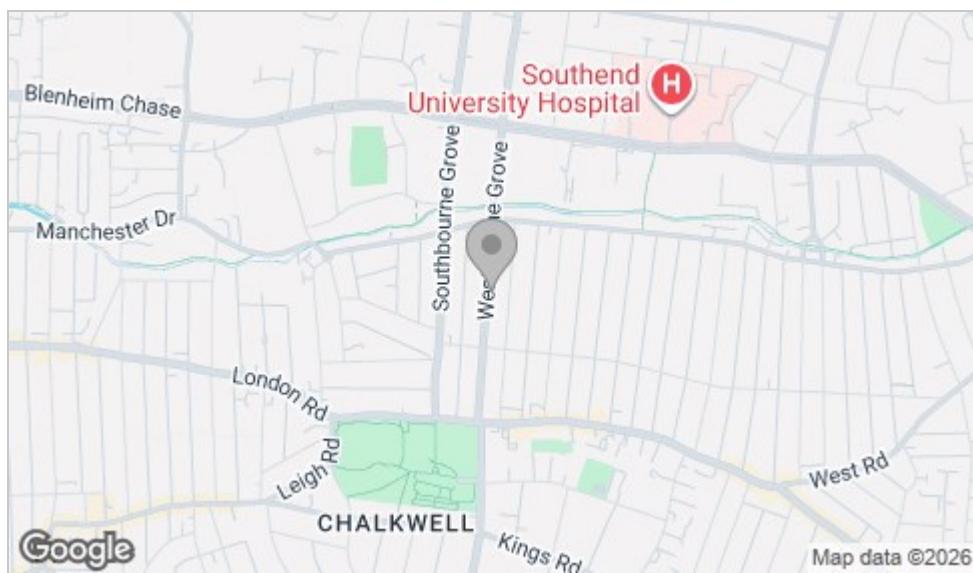
Council tax band: C



Floor Plan



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.

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/>

Energy Efficiency Graph

