



\* £375,000 - £425,000 \* Located within the highly desirable Bohemia Chase area of Leigh-on-Sea, this attractive semi-detached chalet offers spacious and versatile accommodation, perfectly suited to modern family living. Beautifully maintained and thoughtfully extended, the property blends character and practicality to create a welcoming home in a prime residential setting.

The accommodation includes three generously sized bedrooms, two reception rooms, and an impressive open-plan kitchen, dining and living space that forms the heart of the home. Designed with both everyday living and entertaining in mind, this sociable layout provides a bright and inviting environment for family life. For those requiring additional accommodation, the property also offers excellent potential to create a fourth bedroom, subject to the necessary alterations.

Outside, the home benefits from ample off-street parking and a detached garage, providing valuable storage space and flexibility for a variety of uses.

Ideally positioned, the property is within easy walking distance of Belfairs Woods and Belfairs Golf Course, offering an abundance of outdoor leisure opportunities. Excellent road connections via the A127 and A13 provide convenient access for commuters, while a range of local amenities are close at hand.

- Character semi detached chalet extended to the rear
- Potential to easily create four bedrooms
- Delightful rear garden
- Short walk to local amenities
- Walking distance to Belfairs Woods and Golf Course
- Ample parking and detached 1.5 width garage
- Gas central heating and double glazing
- Open plan kitchen diner leading to the lounge
- Easy access to A127 and A13
- No onward chain

## Bohemia Chase

Leigh-on-Sea

**£375,000**

Price Guide



# Bohemia Chase



## Frontage

Driveway for at least several vehicles, shingled area, side access to the rear garden and garage, access to:

## Porch

2'10" x 1'5"

Smooth ceiling, wall light, solid wood door to the side, access to:

## 'L' Shaped Entrance Hallway

Wooden glazed internal door to the side, carpeted stairs rising to the first floor, radiator, carpet.

## Bedroom One

18'10" > 9'9" x 11'0" > 7'8"

Double glazed bay windows to the front with an additional double glazed window, two radiators, carpet. PLEASE NOTE: the wall could be reinstated to make this bedroom split into two bedrooms, making it a four bedroom property.

## Shower Room

6'1" x 5'5"

Obscured double glazed window to the side, vanity unit wash basin, shower cubicle, low-level WC, fully tiled walls, tiled flooring.

## Kitchen Diner

15'5" x 9'7"

Double glazed windows to the side and rear overlooking the garden, UPVC double glazed door to the rear leading out to the garden. Kitchen comprising of, wall and base level units with a roll edge laminate worktop, sink and drainer with a chrome mixer tap, wall mounted Glowworm boiler, tiled splashbacks, integrated

oven and grill with a four ring electric hob with an extractor fan above, space for a washing machine, space for a fridge, space for a freezer, cupboard housing the utilities, lino flooring - changed into carpet toward the garden end of the room, opening to:

## Lounge

22'4" x 9'6"

Understairs storage, feature brick fireplace with a gas fire, open arch feature giving a view into the kitchen, wall lights, double glazed patio doors to the rear leading out to the garden, door leading back to the hallway, radiator, carpet.

## First Floor Landing

Carpet, folding doors to both bedrooms.

## Bedroom Two

11'3" x 7'9"

Double glazed windows to the rear overlooking the garden, huge eaves storage cupboard, carpet.

## Bedroom Three

8'2" up to wardrobes x 7'11"

Double glazed window to the front, carpet, eaves wardrobe storage.

## Rear Garden

Commences with a patio area, remainder laid to lawn with established tree and shrub borders, side access to the front driveway, access to 1.5 width garage, outside tap.

## 1.5 Width Detached Garage

Up and over door to front, power and light.

## Agents Notes:

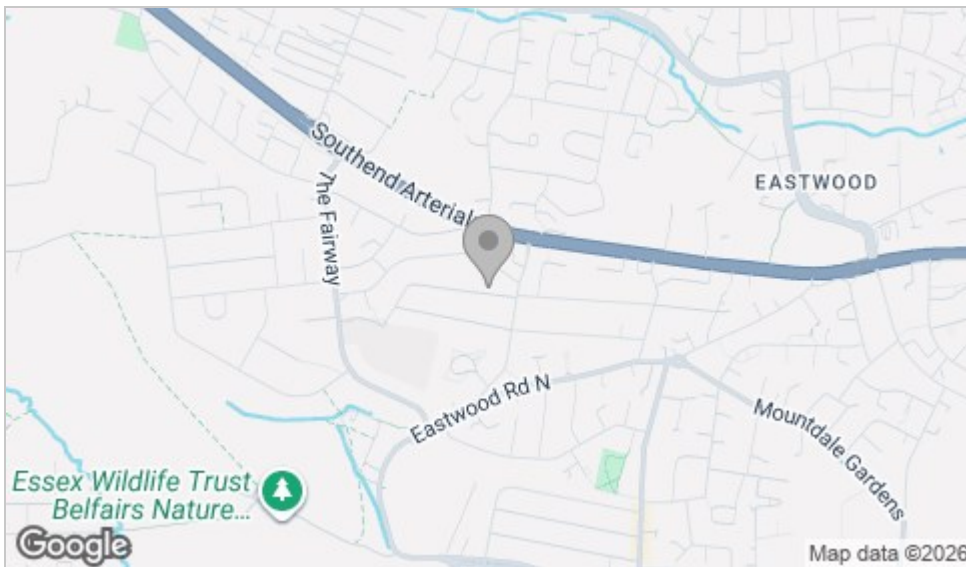
Council tax band: C



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

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