



\* £675,000- £700,000 \* Standing proudly on Bonchurch Avenue in the charming seaside town of Leigh-on-Sea, this exceptional property presents a unique opportunity for versatile living. This impressive chalet bungalow features a main residence with two to three spacious reception rooms, four to five well-appointed bedrooms, and two modern bathrooms, making it ideal for families seeking both comfort and style. The heart of the main home is undoubtedly the expansive open-plan kitchen family room, which flows seamlessly into a delightful conservatory, perfect for enjoying the natural light and views of the garden. The layout is designed for both relaxation and entertaining, ensuring that family gatherings and social events are a pleasure. Adjoining the main accommodation is a self-contained one-bedroom bungalow, offering a fantastic opportunity for independent living. This annex is perfect for an elderly relative, a teenager seeking their own space, or even as a potential source of rental income. It boasts a generous lounge, a modern bathroom, and a well-equipped kitchen diner, providing all the amenities needed for comfortable living. The property is complemented by a driveway that accommodates up to six vehicles, ensuring ample parking for residents and guests alike. The large south-facing rear garden is a true highlight, featuring a separate area dedicated to the annex, allowing for privacy and independence. This remarkable property on Bonchurch Avenue is not just a chalet bungalow; it is a home that offers flexibility and potential for various lifestyles. Whether you are looking for a family residence or a multi-generational living arrangement, this property is sure to impress.

- Character 4 to 5 double bedroom bungalow
- Driveway for 4 to 6 vehicles
- Upstairs and downstairs bathrooms in main chalet
- Walking distance to Leigh Broaways shopping facilities
- Annex ideal for elderly relative, teenager or source of rental income
- Integral self contained one bedroom annex
- Large South backing rear garden with Summerhouse with power and light
- Impressive kitchen family room leading in to conservatory
- Bonchurch Park and Belfairs Woods and Golf Course close by
- Blenheim Primary School and Childrens Centre catchment and walking distance to Westcliff Grammar School for Boys and Girls

## Bonchurch Avenue

Leigh-on-Sea

**£675,000**

Price Guide





# Bonchurch Avenue



**Frontage**

Block paved driveway creating parking for four to six vehicles, side access to the rear garden, access to:

**Entrance Hallway**

15'6" x 4'9" > 3'7"

Smooth ceiling, picture rails, wood panelled walls, solid wood entrance door to the front, carpeted stairs rising to the first floor, mirrored door cupboard housing the utility meters and fuse board, traditional three-column radiator, tiled flooring, door to:

**Bedroom One**

15'3" into the bay x 10'2"

Smooth ceiling with a pendant light, double-glazed bay windows to the front, feature fireplace with a wooden surround, feature wood panelled wall, radiator, laminate flooring.

**Bedroom Four**

14'7" into the bay x 10'2" > 7'2"

Smooth coved ceiling, double-glazed bay windows to the front, feature fireplace with a wooden surround, radiator, laminate flooring.

**Downstairs Three Piece Family Bathroom**

10'2" x 7'5" max > 6'1"

Freestanding roll edge bath, low-level WC, vanity unit wash basin, two column radiator, traditional tiled walls, laminate flooring.

**Office/Bedroom Five**

9'1" x 7'2"

Smooth coved ceiling, picture rails, wood panelled walls, double-glazed window to the rear overlooking the garden, radiator, laminated flooring.

**Kitchen Family Room**

21'8" x 17'1"

Kitchen Area:  
Smooth ceiling with inset spotlights and a feature pendant light. Modern cream gloss kitchen comprising of; wall and base level units with a roll edge laminate worktop, integrated five-ring gas hob, inset ceramic sink with a chrome mixer tap, integrated combination microwave, integrated oven and grill, drawers, shelving, mahogany effect upstands, integrated dishwasher, breakfast bar area, space for an American style fridge freezer, pull out larder cupboards, opening to:

Lounge Area:  
Smooth ceiling with inset spotlights, wall lights, feature fireplace with a stone surround, built-in display cabinets and shelving, radiator, laminate flooring, wooden bi-folding doors leading to:

**Conservatory**

12'6" x 9'5"

Double-glazed roof and rear and side windows, set of double-glazed French doors to the side leading out to the garden, wall lights, radiator, laminate flooring.

**First Floor Landing**

Smooth ceiling, feature wood panelled wall, carpet.

**Bedroom Two**

15'11" x 14'4" > 12'3"

Smooth ceiling, double-glazed window to the rear overlooking the garden, feature sound acoustic walls, eaves storage, radiator, laminate flooring.

**Bedroom Three**

16'0" > 10'11" x 14'9" max

Smooth ceiling, double-glazed window to the rear overlooking the garden, feature wood panelled walls, large recess (currently used as a wardrobe area with shelving), and laminate flooring.

**Upstairs Bathroom**

9'10" > 7'1" x 7'5" max

Smooth ceiling, obscured double-glazed window to the front, roll-edge jacuzzi bath with a shower attachment, mosaic tiled splashbacks, low-level WC, vanity unit wash basin with mosaic tiled splashbacks, wall-hung chrome heated towel rail, tiled flooring.

**South Facing Rear Garden**

Commences with a raised concrete area with steps down to the remainder which is mainly laid to lawn, established tree and shrub borders, raised decking area to the very rear, side access to driveway, access to:

**Summerhouse**

13'6" x 9'6"

Windows to the side, double wooden doors to the front, insulated, wood-panelled walls and ceiling, wooden flooring, power, lighting.

**Integral Annex Area**

Frontage:

Paved driveway (shared with the attached property) creating parking for one to two vehicles.

**Lounge**

16'4" x 12'5" into the bay

Smooth coved ceiling with a ceiling rose and a pendant light, double-glazed bay window to the front, UPVC entrance door to the front, radiator, feature fireplace with a wooden surround, laminate flooring, door to:

**Inner Hallway**

3'10" x 4'0"

Smooth coved ceiling with an inset spotlight, carpet, door to:

**Three Piece Bathroom**

10'1" x 6'1"

Smooth ceiling with inset spotlights and an extractor fan, low-level WC, panelled bath with an electric power shower over, pedestal wash basin, fully tiled walls, lino flooring.

**Kitchen-Diner**

15'9" x 8'1" x 10'2" > 8'1"

Smooth ceiling, UPVC double-glazed door to the rear leading out to the garden. Modern shaker-style kitchen comprising of; wall and base level units with a roll edge laminate worktop, space for a cooker, 1.5 stainless steel sink and drainer, space for a fridge freezer, space for a dishwasher, display cabinets, wall-mounted Vaillant Eco Tech Pro 28 combination boiler, lino flooring, bi-folding door to:

**Bedroom**

12'2" x 11'11"

Smooth coved ceiling with inset spotlights, feature wood panelled walls, radiator, laminate flooring, double-glazed windows and a set of double-glazed French doors to the rear leading out to your own garden area.

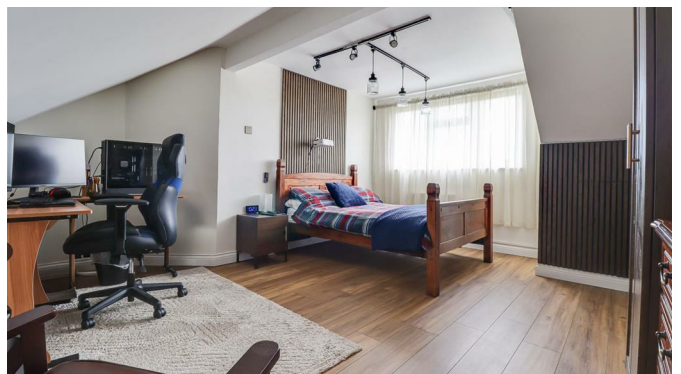
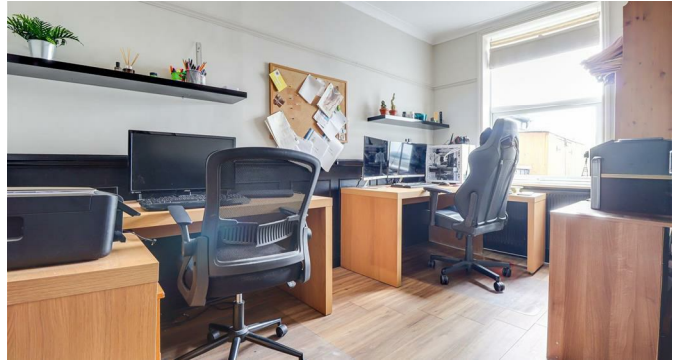
**South Facing Rear Garden**

Steps down to an artificial lawned area with iron railings running around the perimeter, pathway leading to the main rear garden of the chalet bungalow attached, side access to front driveway.

**Agents Notes:**

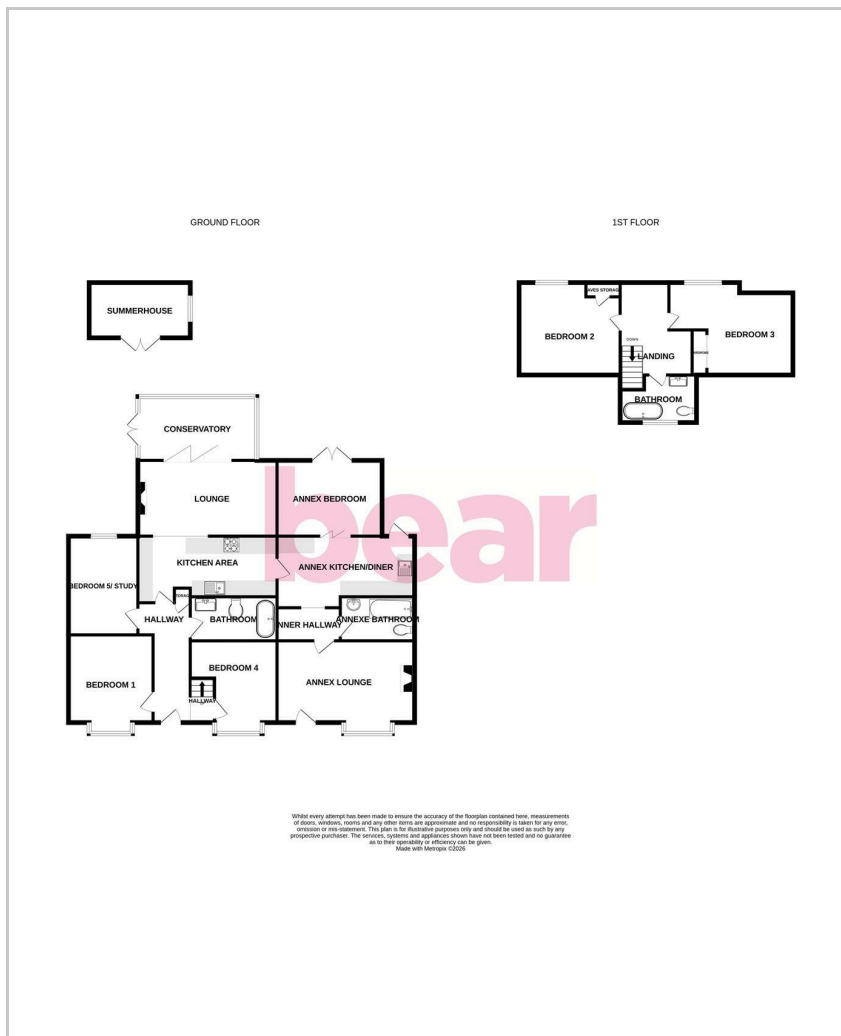
Council tax band: D



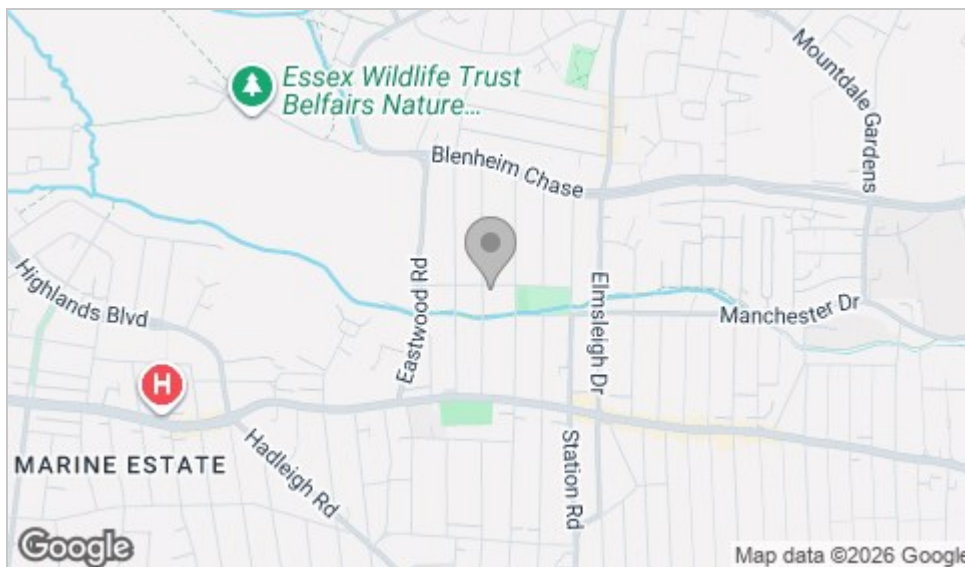




## Floor Plan



## 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.

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## Energy Efficiency Graph

