



* £650,000- £675,000 * Proudly positioned in the charming area of Tattersall Gardens, Leigh-on-Sea, this stunning three-bedroom detached bungalow offering a perfect blend of style and comfort. As you approach the property, you will be greeted by a spacious driveway that accommodates four to five vehicles, along with a detached garage, ensuring ample parking for you and your guests. Step inside to discover a spacious hallway leading to a gorgeous open plan kitchen family room, designed to be the heart of the home. This inviting space is perfect for entertaining or simply enjoying quality time with loved ones. The bungalow features three well-proportioned bedrooms, providing plenty of room for family or guests, and a modern yet traditionally styled bathroom that caters to your daily needs. There is also a separate WC for convenience. The location is truly exceptional, with the beautiful Belfairs Woods and Golf Course just a stone's throw away, offering a perfect retreat for nature lovers and outdoor enthusiasts. Additionally, you will find yourself mere moments from Leigh Station, making commuting a breeze, as well as the vibrant Leigh Broadway shopping facilities and the famous Old Town, where you can enjoy a variety of shops, cafes, and restaurants. This delightful bungalow is an ideal choice for those seeking a peaceful yet accessible lifestyle in a sought-after area. With its attractive traditional features and prime location, it presents a wonderful opportunity for both families and individuals alike.

- Stunning detached bungalow
- Driveway creating parking for four to five vehicles and a detached garage
- Traditional styled family bathroom and separate WC
- Modern throughout done to a tasteful finish
- Belfairs Woods and Golf Course close by
- Three well-sized double bedrooms
- Gorgeous open plan kitchen family room
- Spacious rear garden with summerhouse
- Located on the ever popular 'Marine Estate'
- Moments from Leigh Station and Leigh Broadway shopping facilities

Tattersall Gardens

Leigh-On-Sea

£650,000

Price Guide



Tattersall Gardens



Frontage

Creates parking for at least four to five vehicles, side access to the rear garden and garage, attractive front garden area, access to:

Entrance Porch

5'10" max x 1'6"

Crittall style double-glazed windows and entrance door to the front, smooth ceiling, wall light, tiled flooring, composite entrance door leading to:

Entrance Hallway

22'2" x 7'6" > 3'4"

Smooth ceiling with two pendant lights, loft hatch, picture rail, storage cupboard, two-column radiator and a three-column radiator, base-level cupboards housing the utility meters, carpet.

Bedroom One

15'7" into the bay x 14'0"

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, obscured double-glazed windows to the side, radiator, original wooden flooring.

Bedroom Two

11'5" x 10'6"

Smooth coved ceiling with a pendant light, two obscured double-glazed windows to the side, double-glazed window to the front overlooking the driveway, two-column radiator, carpet.

Bedroom Three

9'9" x 9'8"

Smooth coved ceiling with a pendant light, double-glazed window, picture rails, feature wood paneled wall, two-column radiator, carpet.

Family Bathroom

8'4" x 8'0"

Smooth ceiling with inset spotlights, extractor fan, loft hatch, crittall style obscured double-glazed windows to the side, corner shower with a rainfall head and shower hose, low-level WC, wall-hung wash basin, roll-edge bath with a shower hose attachment, traditional style heated towel rail, part tiled walls, patterned tiled flooring.

Separate WC

6'9" x 2'9"

Smooth ceiling with an extractor fan, high-level WC, wall-hung wash basin, patterned tiled flooring.

Kitchen Family Room

24'8" > 11'10" x 19'3" > 11'6"

Smooth ceiling with inset spotlights, feature pendant lights, modern shaker style kitchen comprising of; floor to ceiling and base-level units with a granite worktop, double inset Butler sink with a brushed brass flexi tap, feature island with breakfast bar, Bosch five ring gas hob with a Frank rising extractor fan, built in shelving, pan drawers, Bosch integrated microwave, Bosch oven and grill, cupboard housing the washing machine and tumble dryer on a stacker system, pull out larder cupboard, cupboard housing a wall mounted Ideal combination boiler, integrated full size fridge, integrated full size freezer, pull out bin storage, integrated dishwasher, spice rack, double glazed crittall style windows to the side, double-glazed aluminium crittall style bi-folding doors to the rear leading out to the garden, tiled flooring, three column radiator, opening to:

Lounge

16'0" x 13'1"

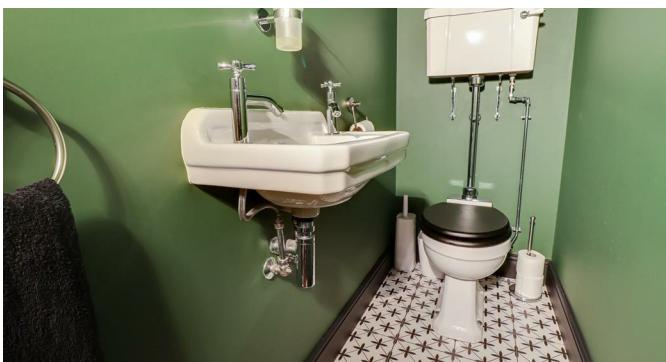
Smooth coved ceiling with a pendant light, double-glazed windows to the side, feature fireplace with an oil stove and a brick surround and a concrete hearth, feature wood paneled walls, three-column radiator, original wooden flooring.

Rear Garden

Commences with a raised decking area ideal for entertaining, the remainder laid to lawn with established flower and shrub borders, outside lighting, outside tap, summerhouse to the very rear, access to detached garage, side access to front driveway.

Agents Notes:

Council tax band: E



Floor Plan

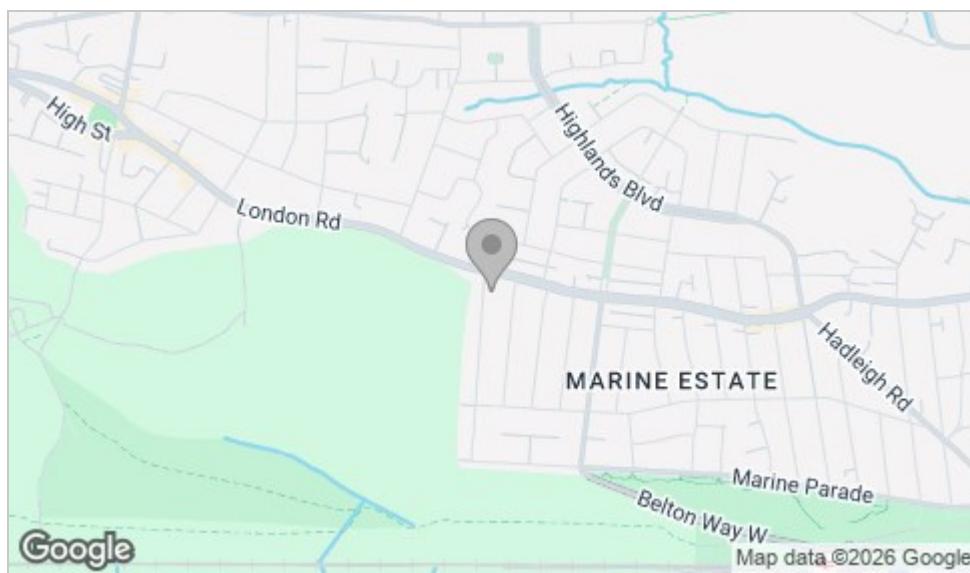
GROUND FLOOR



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

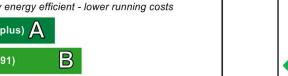


Viewing

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



A horizontal bar chart showing energy efficiency ratings from A to G. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). Each rating is accompanied by a numerical range in parentheses and a letter grade in a box. To the right of the scale, there are two callout boxes: one for 'Very energy efficient - lower running costs' (A, B, C) and one for 'Not energy efficient - higher running costs' (F, G). The 'Very energy efficient' box has a value of 84, and the 'Not energy efficient' box has a value of 66.

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

England & Wales

Engineering 101

Environmental Impact (CO₂) Rating

Classification	Member States	CO2 Emissions Range	Current	Potential
Very environmentally friendly - lower CO2 emissions	(92 plus)	A		
	(81-91)	B		
	(69-80)	C		
	(55-68)	D		
	(39-54)	E		
	(21-38)	F		
Not environmentally friendly - higher CO2 emissions	(11-20)	G		
		H		

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.

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