



Station Road
Leigh-on-Sea, ESSEX.





**Station Road
Leigh-on-Sea Essex
£675,000
Freehold**

- THREE BEDROOM DETACHED BUNGALOW
- FULLY RE-FURBISHED BY THE CURRENT OWNERS TO A METICULOUS STANDARD THROUGHOUT
- BOASTING 1,601 SQ.FT. OF ACCOMMODATION INCLUDING GARAGE & THE OUTBUILDINGS
 - 18' LIVING ROOM
 - 17' PRINCIPAL BEDROOM
 - 16' FOUR PIECE FAMILY BATHROOM
 - EN-SUITE TO BEDROOM TWO
 - 16' KITCHEN/DINER WITH INTEGRATED APPLIANCES
- 38' X 56' APPROX. WEST FACING REAR GARDEN WITH VARIOUS OUTBUILDINGS
 - 14'9 GARAGE CURRENTLY BEING USED AS AN OFFICE
- 35' x 56' APPROX. FRONTAGE PROVIDING OFF STREET PARKING FOR TWO VEHICLES
 - COUNCIL TAX BAND: E









Station Road

Leigh-on-Sea, Essex

ENTRANCE VIA :

Entrance door to:

ENTRANCE HALL :

Access to loft, storage cupboard, radiator, Karndean flooring, smooth ceiling with feature beams, doors to accommodation.

LIVING ROOM :

17'7 max. x 13'8.

Leadlight double glazed box bay window to front with fitted shutter blinds, two leadlight double glazed windows to flank, bespoke fitted storage, radiator, feature fireplace with log burner, Karndean flooring, feature wood panelling to one wall, smooth ceiling with feature beams.

BEDROOM ONE :

17'8 x 11'6.

Leadlight double glazed bay windows to flank and rear, range of fitted wardrobes, radiator, smooth ceiling with feature beams.

BEDROOM TWO WITH EN-SUITE :

BEDROOM:

12'4 x 11'9.

Leadlight double glazed window to front with fitted shutter blinds, radiator, smooth ceiling with cornice coving, door to:

EN-SUITE:

Obscure leadlight double glazed window to flank. Suite comprising: corner shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, integrated wc with push flush. Heated chrome towel rail, tiled flooring, part complementary tiling to walls, smooth ceiling.





BEDROOM THREE :

14'10 x 10'2.

Double glazed window to rear, range of fitted wardrobes, radiator, feature wood panelling to one wall, smooth ceiling.

FAMILY BATHROOM/WC :

16'7 x 6'1.

Obscure double glazed window to rear. Four piece suite comprising: double ended bath with free standing mixer tap and separate hand shower attachment, tiled double length shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, low level wc with push flush. Heated chrome towel rail, airing cupboard feature radiator, tiled flooring, feature wood panelling to one wall, smooth ceiling, extractor fan.

KITCHEN/DINER :

16'5 x 10'4.

Obscure double glazed window to flank, double glazed French doors to rear leading to garden, range of base level units with Quartz work surfaces over and matching upstands, inset sink unit with mixer tap, range of matching eye level cupboards, Karndean flooring, feature wood panelling to one wall, smooth ceiling with feature beam.

Integrated appliances include: Neff double oven, dishwasher, induction hob with concealed extractor hood over, fridge/freezer.

WEST FACING REAR GARDEN :

38' x 56' wide approx.

Commencing raised decked patio area, block paved area to flank, remainder laid to lawn, dual gated side access, outside lighting.

GARAGE :

14'9 x 7'10.

Currently used as an office.

Obscure double glazed window to rear, doors to front and rear, power and lighting connected, laminate flooring, smooth ceiling with feature beams.

OUTBUILDINGS :

Section 1.

19'11 x 6'4.

Glazed window to front, glazed door to front.

Section 2.

9'10 x 9'.

Glazed window to flank, glazed window to front.

Section 3.

9'10 x 7'.

Glazed window to front, glazed door to front.



FRONT OF PROPERTY :

35' x 56' approx. frontage.

Gated entrance, brick retaining wall, paved pathway to entrance, remainder laid to lawn, decorative shrubs, further hard standing driveway providing off street parking for two vehicles, dual gated side access, solar panels to roof.

AGENTS NOTE 1 :

Please note that the driveway image has been digitally enhanced by AI software, for marketing purposes only.

AGENTS NOTE 2 :

In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform all interested parties that the vendor of this property is an employee of Balgores Property Services.

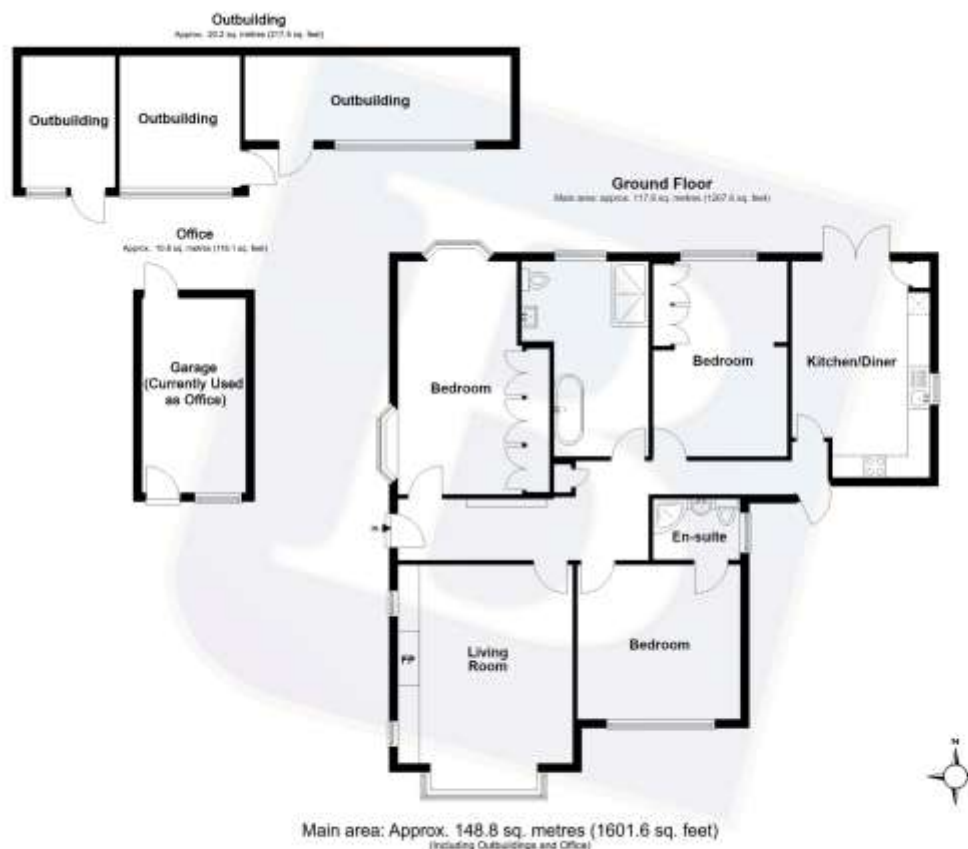
BUYERS INFORMATION PACK :

Please see below the link to access the Buyers Information Pack/TA forms:

<https://res.gazeal.co.uk/#/bip-docs?appuid=7813859876ac8c452420a95049749033>



**Balgores
Hornchurch**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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