



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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PROPERTY  
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2018-2019



GOLD WINNER

LETTING AGENT  
IN LEIGH ON SEA



## Elmsleigh Drive, Leigh on sea

CHAIN FREE: Castle Estate Agents are pleased to offer for sale this 3 DOUBLE bedroom DETACHED bungalow set on this popular road within easy walking distance to local bus routes, shops and access to the A127, this property has many benefits including off street parking x 6 cars and DETACHED GARAGE.

- Detached bungalow
- Off street parking x 6 cars
- Potential for loft conversion stpp
- West facing garden
- Gas central heating
- 3 Double bedrooms
- Detached garage
- Potential for side extention stpp
- Double glazed
- Chain free

**£400,000 Freehold**

## Front aspect

Block paved driveway providing off street parking x 6 cars, gated side access, up and over door to garage, Double glazed entrance door and sidelights to entrance porch and further opaque double glazed lead light entrance door and side lights to:



## Large entrance hallway

Access to large loft space with potential for loft conversion stpp, built in storage cupboard, radiator, solid wood flooring. Doors to all rooms:



## Lounge 15' 8" by 11' 11" (4m 78cm by 3m 63cm), (I)

Double glazed lead light windows to the side and rear, double glazed lead light door leading onto the west facing rear garden, ornate ceiling rose, coving cornice, feature fireplace with marble hearth, back plate, wood surround and mantle with gas coal effect fire, radiator, solid wood flooring.



## Kitchen 13' 6" by 9' 8" (4m 11cm by 2m 95cm), (I)

Double glazed leaded window and half double glazed door onto the rear garden, one and a quarter bowl stainless steel sink and drainer with mixer tap in granite effect rolled edge worksurfaces with a range of base, drawer and cupboard units and matching eye level wall cabinets including glazed displays, integrated four ring gas hob with oven below and extractor above, space and plumbing for washing machine and further domestic appliances, granite effect upstands and tiled splashbacks, concealed gas boiler serving and hot water (n/t), radiator and tiled floor.



## Bedroom 1 12' by 11' 11" (3m 66cm by 3m 63cm), (I)

Double glazed Bow leaded window to the front, radiator, laminate wood flooring.

## Bedroom 2 11' 11" by 11' 8" (3m 63cm by 3m 56cm), (I)

Double glazed lead light Bow window to the front, range of built in tall standing mirror fronted sliding wardrobes to one wall, radiator and laminate wood flooring.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

### Bedroom 3 11' 11" by 8' 9" (3m 63cm by 2m 67cm), ( )

Laminate wood flooring, double glazed lead light window to the side, radiator, laminate wood flooring, power points and tv point.

### Bathroom 8' 5" by 7' 4" (2m 57cm by 2m 24cm), ( )

Opaque double glazed leaded window to the side, modern white suite of Whirlpool bath with monobloc tap, separate tiled and glazed shower with wall mounted electric shower over, wall mounted lights, wash hand basin with monobloc tap in vanity unit with cupboards below, close coupled WC, radiator and tiling to half wall height.

### Rear garden

Approx 40ft West facing rear garden with patio area and the remainder being laid to lawn with flowers, shrubs and trees borders, outside power point and tap, gated side access, large side garden with potential for extension stpp.

### Detached garage

Garage with Up and Over door, power and light connected and shed to the rear.

### Loft room 37' by 13' (11m 28cm by 3m 96cm), ( )

Loft room with power and light connected, separated in two with potential for conversion stpp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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