



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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PROPERTY  
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2017



GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Essex Gardens, Leigh on sea

**BLENHEIM SCHOOL CATCHMENT:** Castles Estate Agents are pleased to offer for sale this SPACIOUS 3 BEDROOM semi-detached bungalow set in this perfect position for SOUTHEND HOSPITAL, AIRPORT, LEIGH ON SEA STATION, BROADWAY, A127, local shops, all bus routes, CHASE HIGH SCHOOL, ST THOMAS MORE HIGH SCHOOL.

- Semi-Detached bungalow
- Approx 60ft rear garden
- Open plan living
- Double glazed
- Large Lounge/Kitchen/Diner
- 3 Bedrooms
- Off street parking x 2 cars
- Gas central heating
- Walk to local shops
- Blenheim school catchment

**£410,000 Freehold**

## Front aspect

Hard standing off street parking x 2 cars, raised Shrub borders, double gated side access, outside lights, shingled area, double glazed front door with frosted glass insets leading to:

## Hallway

Doors to all rooms, 2 x storage cupboards, loft access with loft ladder, power and lighting, laminated wood flooring.

## Lounge/Kitchen/Diner 30' by 20' (9m 14cm by 6m 10cm), (I)

Double glazed frosted window to the side aspect and double glazed sliding doors and side panel windows to rear aspect, 4 x Velux windows to vaulted ceiling, laminated wood flooring, power points, 2 x radiators, tv point, a range of large fitted cupboards, wall mounted lights, open to Kitchen area.

## Kitchen area

Tiled splash backs, eye level and base level units, boxed edged work surfaces, Stainless steel sink and single drainer and mixer taps, Built in 4 ring gas hob, built in double oven, Space for a washing machine, and American fridge freezer, power points, laminated wood flooring, spot lights and power points, breakfast bar.

## Bedroom 1 11' 8" by 10' 3" (3m 56cm by 3m 12cm), (I)

Double glazed window to the front aspect with built in blinds, power points, coving, laminated wood flooring, tv point, fitted wardrobe, radiator.

## Bedroom 2 11' 7" by 8' 4" (3m 53cm by 2m 54cm), (I)

Power points, coving, radiator, double glazed half bay window to the front aspect with fitted blinds, laminated wood flooring.

## Bedroom 3 10' by 9' 3" (3m 5cm by 2m 82cm), (I)

Power points, radiator, double window to the side aspect, laminated 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.

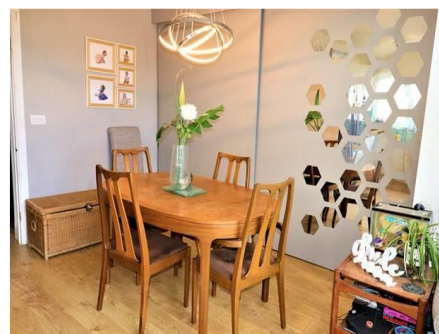


## BathRoom

4 piece white suite comprising of low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with a wall mounted mains shower, panel enclosed bath with mixer taps and shower attachment, fully tiled walls and flooring, double glazed frosted window to the side aspect, down lights, heated towel rail.

## Rear garden

Measuring approximately 60ft, steps leading down to, mainly laid to lawn, paved patio area, shingled area, raised borders, wood shed to rear, large double gated side access, outside tap, outside lighting, bar bq area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(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		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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