



STUART THOMAS  
ESTATES



- EXTENDED TO THE REAR
- GOOD SIZE KITCHEN
- DINING ROOM
- TWO BEDROOMS

50 Leighfields Road, Leigh-on-Sea, SS9 5NS

Guide Price £325,000 to £350,000. Extended to the rear is this two bedroom semi detached bungalow offered for sale with no onward chain.

Guide Price £325,000

STUART THOMAS  
ESTATES



## Property Description

### ENTRANCE HALL

Double glazed entrance door with a glazed panel leads to the entrance hall. Access to the loft. Two large storage cupboards.

### LOUNGE

Double glazed bay window to the front aspect. Double radiator. Feature fireplace. Three wall light points.

### DINING ROOM

Double glazed window to the side. Double radiator. Open plan to the:-

### KITCHEN

Fitted with units at eye and base level with ample work surfaces over. Two and a half bowl single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine. Double glazed window to the rear. Cupboard housing the gas fired central heating boiler. Double glazed door leads to the lean to/conservatory. Extractor cooker hood. Tiled floor.



### LEAN TO/CONSERVATORY

With a double glazed door leading to the rear garden.

### BEDROOM ONE

Double glazed window to the front. Radiator. Coving. Sliding door wardrobes.

### BEDROOM TWO

Double glazed window to the rear. Double radiator. Sliding door wardrobes. Two built in storage cupboards.



#### BATHROOM

A 3 piece white suite comprising a low level wc pedestal wash basin and a panelled bath with an electric shower over. Obscure double glazed window to the rear. Radiator.

#### FRONT GARDEN

Providing off street parking.

#### REAR GARDEN

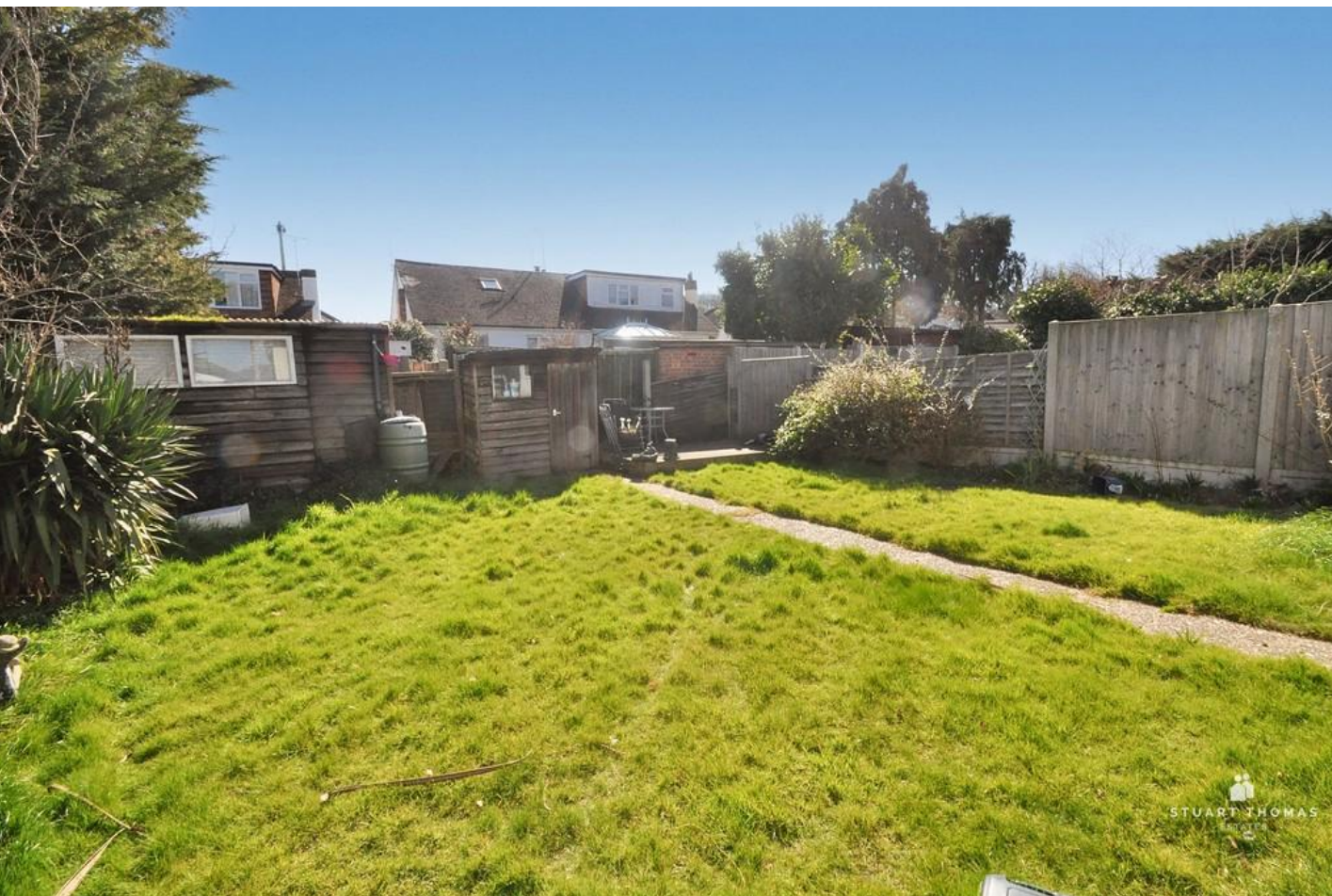
This south east facing rear garden is laid to lawn. Two sheds. Decked area. Side access to the front. External water supply.

#### GENERAL

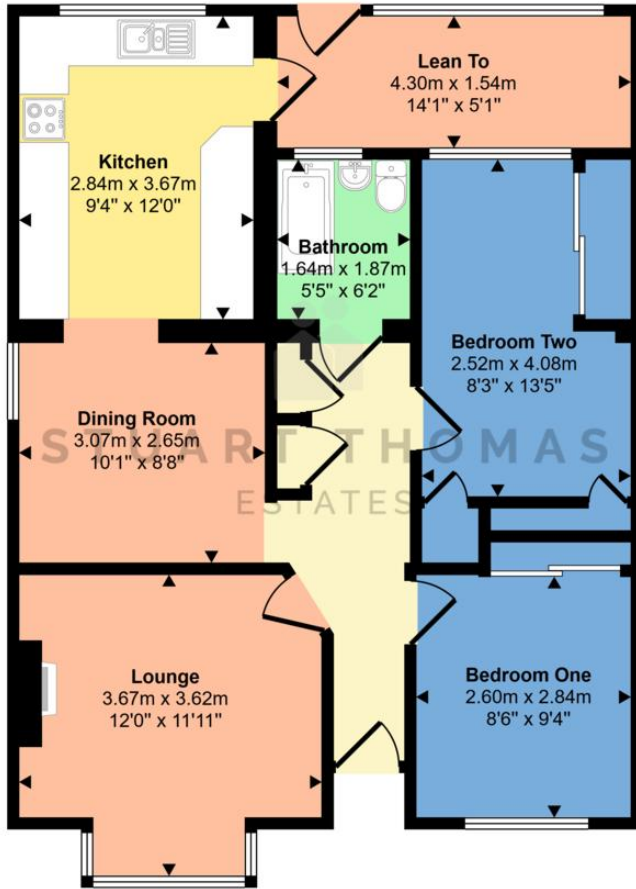
Tenure Freehold

Southend on Sea Borough Council

Council Tax Band D



Approx Gross Internal Area  
72 sq m / 776 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements