



STUART THOMAS
ESTATES



- GOOD SIZE BUNGALOW
- LARGE LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN

21 Briarwood Close, Leigh-on-Sea, SS9 4LE

Guide Price £350,000 - £375,000

Offered for sale with NO ONWARD CHAIN IS THIS newly decorated LARGER THAN AVERAGE TWO DOUBLE BEDROOM BUNGALOW. Located in this POPULAR CUL DE SAC within WALKING DISTANCE OF LOCAL SHOPS and BUS ROUTES.



Property Description

ENTRANCE HALL

Double glazed entrance door with a glazed panel and adjacent glazed panels leads to the entrance hall. Access to the loft. Two built in storage cupboards.

LOUNGE/DINER

This good size room has a double glazed window to the front and double glazed French doors leading to the rear garden. Double and single radiators. Coving. Feature fireplace. Thermostat for the central heating.

KITCHEN

Well fitted with a range of units at eye and base level with work surfaces over. Wall mounted Vaillant gas fired central heating boiler. Double glazed door and an adjacent window to the side. Extractor fan.

BEDROOM ONE

Double glazed window to the front. Double radiator. Coving.

BEDROOM TWO

Double glazed window to the rear. Double radiator. Coving.

WET ROOM

White suite comprising a low level wc and hand wash basin. Electric shower. Two obscure double glazed windows to the side. Double radiator. Extractor fan.

GARAGE

Detached from the property. Larger than average with an up and over door. The vendor informs us that the garage has been built on deep 6m piling to allow for a larger construction if required.





REAR GARDEN

This good size rear garden measures approximately 60'. Laid to lawn with a patio and screen fencing to the boundaries.

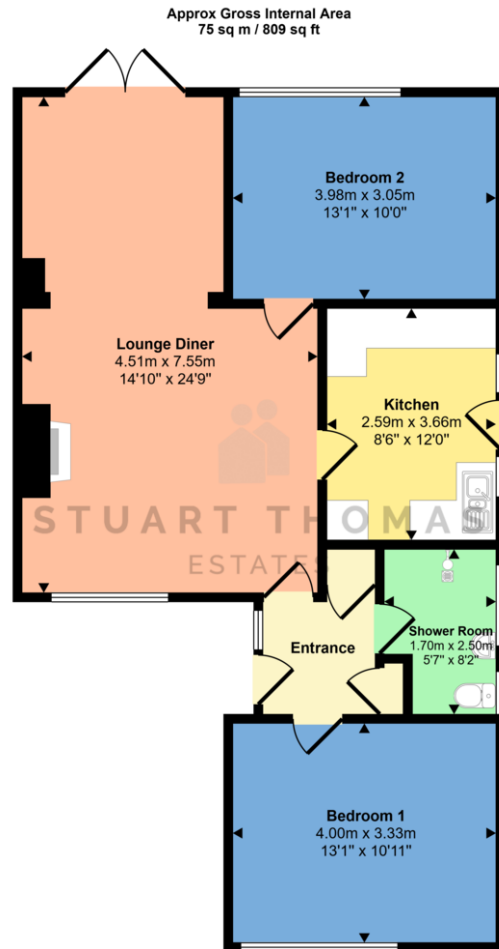
GENERAL

Tenure Freehold

Southend on Sea City Council

Council Tax Band C





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	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 are 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