

6 Brookfield Close, Leigh-on-Sea SS9 5PQ



Guide Price:
£350,000 - £360,000

Situated in a quiet cul-de-sac position is this immaculate two bedroom semi-detached bungalow, modernised to a high specification throughout with large conservatory to the rear. Viewing highly recommended.

EPC Rating: D.

Our Ref 17474



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed door to

ENTRANCE HALL

Wood effect flooring. Radiator. Doors to



BEDROOM TWO 10' 5" x 8' (3.18m x 2.44m)

Double glazed window to the front aspect. Radiator.

BEDROOM ONE 13' 10" x 11' (4.22m x 3.35m)

Double glazed window to rear aspect. Radiator.



BATHROOM 7' x 5' 8" (2.13m x 1.73m)

Obscure double glazed windows to the side aspect. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Tiled floor. Part tiled walls. Heated towel rail.



LOUNGE 15' x 12' 11" (4.57m x 3.94m)

Double glazed window, with custom fitted shutters, to the front aspect. Wood effect flooring. Feature fireplace with inset log burner. Radiator.

KITCHEN 11' 6" x 8' 6" (3.51m x 2.59m)

Double glazed window, with custom fitted shutters, to the side aspect. Double glazed window, with custom fitted shutters, to rear aspect. Comprehensive range of stunning base and eye level units. Square edge work surfaces. Inset sink drainer unit. Space for free standing cooker. Tiled splash backs. Space for appliances. Wood effect flooring. Plastered ceiling with inset spot lights. Radiator. Door to



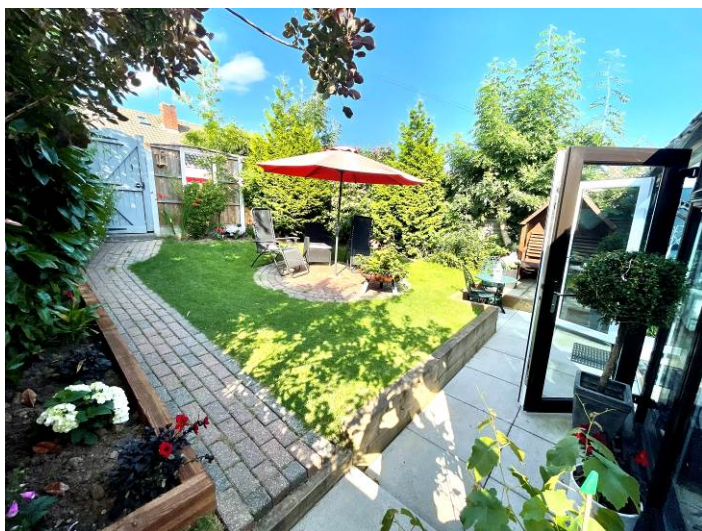
LARGE CONSERVATORY 24' 3" x 8' 11" (7.39m x 2.72m) Double glazed windows. Double glazed glass roof. Double glazed French doors providing access to rear garden. Wood effect flooring. Radiator.



The **FRONT** has own lawn with shrub borders.

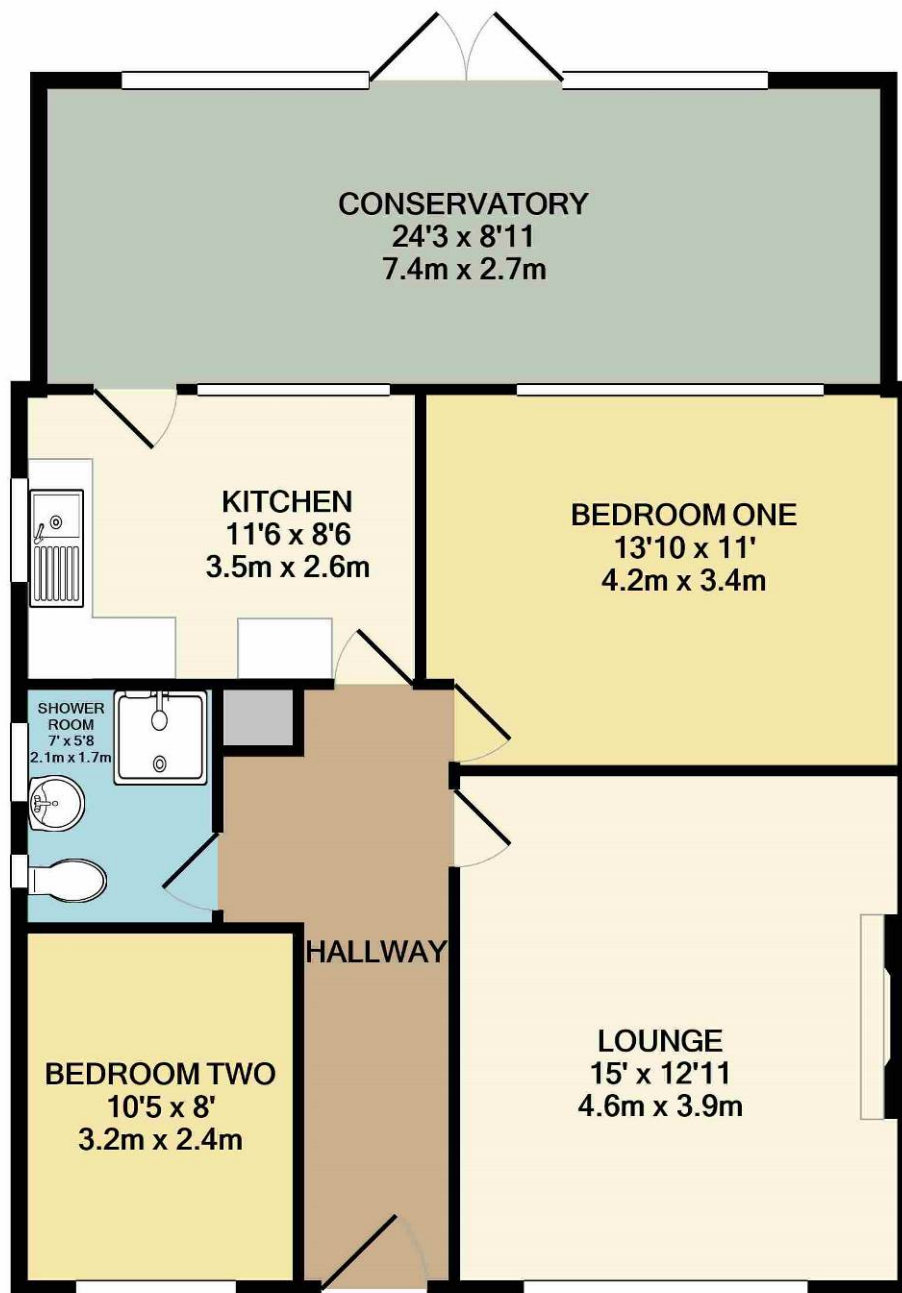
EXTERIOR

The **LANDSCAPED REAR GARDEN** commences with patio with sleeper borders. Steps up to laid lawn. Selection of mature flowers and shrubs to borders. Paved pathway leading to gate at rear. **GARAGE** to the rear, with up and over door and parking in front.



Agents Note:

The vendors have advised that Planning Permission had been granted approximately 3 years ago for extending above into loft providing two bedrooms with 'Jack & Jill' ensuite. The planning permission will have now expired however the plans etc are available to view with the vendor.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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