

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Flemming Avenue, Leigh-on-Sea, SS9 3AN



£395,000

WILLIAMS and DONOVAN - This two bedroom detached bungalow is offered for sale with NO ONWARD CHAIN and whilst requiring refurbishment, is located in a popular part of Leigh-on-Sea, within easy reach of local grammar schools, Southend University Hospital and major routes, and benefits from having two double bedrooms, spacious kitchen/diner; garage with off street parking and rear garden measuring approx. 50' x 40'.  
EPC rating - E. Our ref: 15461

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# Flemming Avenue, Leigh-on-Sea, SS9 3AN

Accommodation comprises:

**HALLWAY 16' 6" x 2' 9" approx. (5.03m x 0.84m)**

**LOUNGE 14' 3" x 12' 7" (4.34m x 3.84m)**



**KITCHEN/DINER 15' 4" x 11' 9" (4.67m x 3.58m)**



**BEDROOM ONE 16' 3" x 12' 8" (4.95m x 3.86m)**



**BEDROOM TWO 13' 10" x 12' 9" (4.22m x 3.89m)**



**SHOWER ROOM 8' 3" x 7' 10" (2.51m x 2.39m)**



### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway, providing off street parking and leading to **GARAGE**. The remainder is laid to lawn with brick wall to front boundary.

The **REAR GARDEN** measures approx. 50' x 40' and commences with crazy paved patio leading to lawn. Mature flower, tree and shrub bed borders.



**DETACHED GARAGE** measuring 17' 2" x 9' 5".

GROUND FLOOR  
1090 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2023

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.