

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Broadlawn, Leigh-on-Sea, SS9 4QZ



**Guide Price: £775,000**

We are delighted to offer for sale this large double fronted three/four bedroom detached bungalow positioned on a generous double corner plot, situated in a sought after location in a quiet cul de sac on the Belfairs Estate and benefiting from having versatile living accommodation, approx. 80ft max east facing rear garden and spacious frontage providing off-street parking for three/four vehicles.

EPC Rating: E. Council Tax Band: E.

Ref 20489

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Two double glazed windows to the front aspect. Two feature stained glass half moon shape windows. Wood effect flooring. Radiators.



### BEDROOM ONE 16' 2" into bay x 11' 1" (4.95m x 3.38m)

Double glazed bay window to the front aspect. Fitted bedroom furniture. Picture rail. Coving to ceiling. Ceiling rose. Wood effect flooring. Radiator.



### UTILITY ROOM ONE

Obscure double glazed door to the side aspect. Obscure double glazed window to the side aspect. Base and eye level units. Roll edge work surfaces. Tiled floor. Tiled splash backs.



### WET ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin. Wall mounted shower. Wet room flooring. Tiled walls. Chrome towel radiator.





### BEDROOM TWO 14' x 11' 2" (4.27m x 3.42m)

Double glazed door providing access to rear garden. Double glazed windows to the rear aspect. Fitted bedroom furniture. Wood effect flooring. Radiator.



### OFFICE/BEDROOM THREE 9' 7" x 6' 9" (2.94m x 2.08m)

Double glazed window to the rear aspect. Radiator.



### LOUNGE 20' x 11' 2" (6.1m x 3.42m)

Double glazed sliding patio doors providing access to the rear garden. Feature fireplace with inset fire and decorative tiles. Wood effect flooring. Picture rail. Coving to ceiling. Radiator.

### KITCHEN 12' 10" x 9' 8" (3.92m x 2.95m)

Double glazed window to the rear aspect. Comprehensive range of Shaker style base and eye level units. Wood effect work surfaces. Inset sink drainer unit with chrome mixer tap. Integrated double electric oven. Inset electric hob with extractor above. Integrated fridge. Integrated freezer. Space for dish washer. Feature glass brick wall. Wood effect flooring.



### UTILITY ROOM TWO

Obscure double glazed door providing access to the side. Obscure double glazed window to the side aspect. Base and eye level units. Inset sink drainer unit. Space for washing machine. Tiled floor. Tiled splash backs.





## BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin. Panelled bath with electric shower over. Tiled floor. Tiled walls. Chrome towel radiator.



## DINING ROOM/BEDROOM 16' 2" into bay x 11' 10" (4.95m x 3.63m)

Double glazed bay window to the front aspect. Picture rail. Coving to ceiling. Ceiling rose. Wood effect flooring. Radiator.



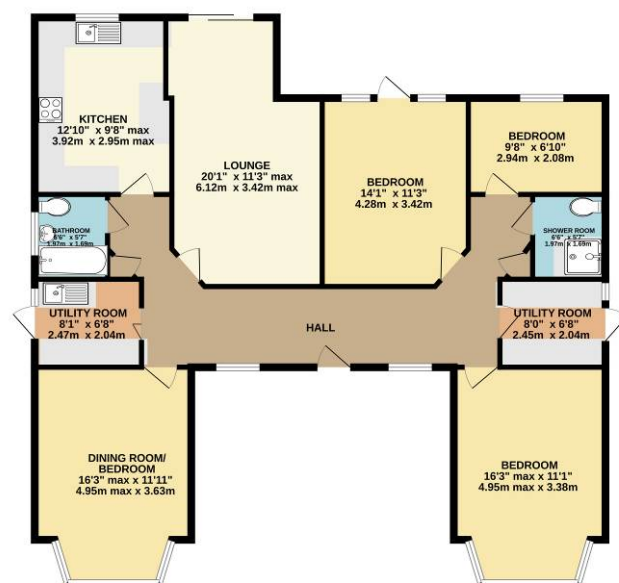
## EXTERIOR

The **EAST FACING REAR GARDEN** measures approximately 80' max x 100' max (24.38m x 30.48m) and commences with crazy paved patio with steps down to decking area and laid lawn. Abundance of trees, shrubs and flowers. **SUMMERHOUSE** to remain. **SHEDS** to remain. **BRICK BUILT OUTBUILDING**. Gate to sides providing access to the front.



The **FRONT** has brick retaining wall with wrought iron gates providing access to large crazy paved driveway providing off-street parking for three/four vehicles. Further wrought iron gates providing access to paved area which in turn leads to **GARAGE** with Up & Over door.

GROUND FLOOR  
1364 sq.ft. (126.7 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, buildings, plots and any other details are approximate and are not intended to be used for any legal purpose or for any other purpose. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, features and conditions shown here are not intended to be a guarantee, as to their availability or efficiency can be given.  
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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.