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**36 Birchwood Drive, Leigh-On-Sea, SS9 3LE**

**£460,000**

A rare opportunity has arisen to purchase this charming detached bungalow situated just North of the London Road and being offered in immaculate condition throughout. There is a spacious lounge complemented by a modern well equipped fitted kitchen, two well proportioned bedrooms and a contemporary shower room/wc. Outside, gardens wrap around the front, and sides, leading to a beautifully landscaped rear garden. Off street parking and a secured car port carport adds the final touch of practicality to this exceptional home.

Gated paved pathway leading to modern composite front door with opaque leaded insets to:

### Entrance Hall



Opaque double glazed leaded window to side, laminate flooring, smooth plastered walls to coved ceiling, meter cupboard, wall mounted thermostat, radiator, access to loft. doors off onto:

### Lounge 18'4" x 11'0" to alcove (5.60 x 3.36 to alcove)



Laminate flooring, smooth plastered walls to coved ceiling, feature gas coal effect fireplace with marble surround and granite hearth, radiators, double glazed upright windows and double doors leading onto and overlooking rear garden, leaded double glazed window to front.

### Kitchen 12'2" x 8'4" (3.71 x 2.55)



Fitted with a range of cupboard and draw base units and eye level wall cupboards, rolled top work surfaces with panelled splash backs, cupboard housing combination boiler, porcelain butler sink with mixer tap, recess and plumbing for washing machine, integrated under counter fridge and freezer, recess for gas cooker with extractor over, laminate flooring, part panelled walls the remainder being smooth plastered to coved ceiling, radiator, double glazed window to side and rear with double glazed door leading to rear garden:

### Bedroom One 11'10" x 11'10" (3.63 x 3.62)



Laminate flooring, smooth plastered walls to coved ceiling, radiator, double glazed leaded windows to front.

### Bedroom Two 10'0" x 8'0" (3.05 x 2.44)



Laminate flooring, smooth plastered walls to coved ceiling, radiator, double glazed windows to side:

### Shower room/wc 6'4" x 5'3" (1.94 x 1.62)



Integrated combination wc and sink vanity unit with mixer tap, independent tiled shower cubicle with integrated thermostatic controls, grooved laminate flooring, mainly tiled walls, the remainder being smooth plastered, radiator, opaque double glazed window to side:

### Externally



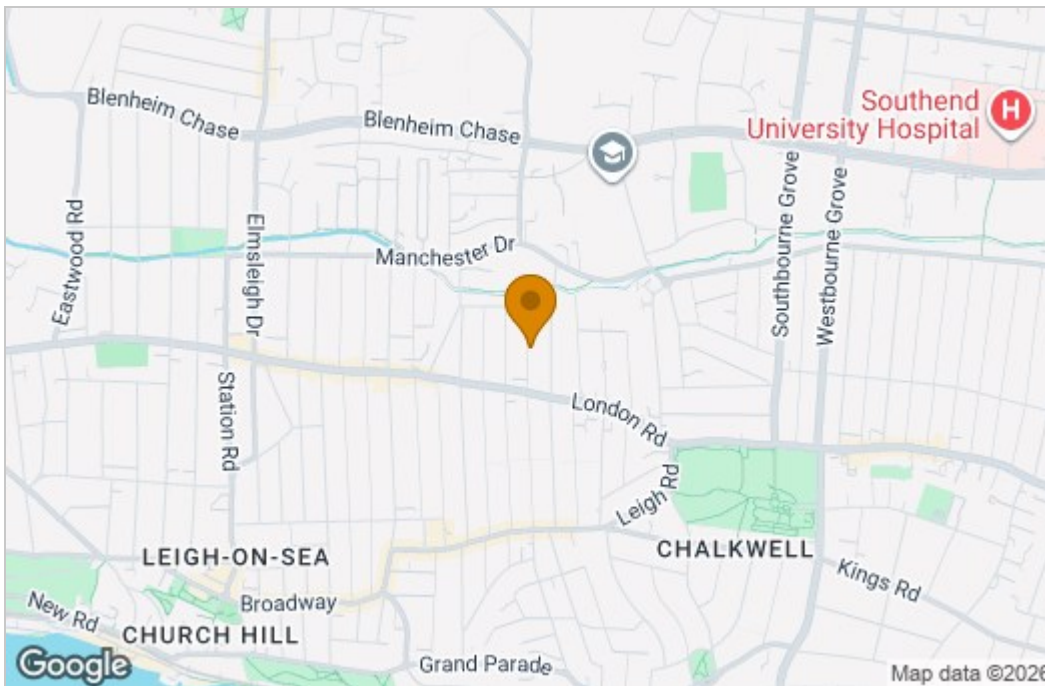
The property boasts beautifully appointed gardens to both the front sides and rear. The front is paved for low maintenance, featuring a gated pedestrian pathway and there are double gates providing off street parking and beyond the wrought-iron gates, a car port leads to a private side terrace laid with artificial lawn. This area provides access to a substantial workshop and the rear garden, which features a blend of paving, tiling, and easy-care artificial grass. Framed by well-stocked floral borders and mature shrubs, the rear garden is completed by a charming summer house and secondary access to the workshop.

## Floor Plan



36 Birchwood Drive Leigh on Sea SS9 3LE

## Area Map



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

## Energy Efficiency Graph

