



Moor Park Gardens  
Leigh On Sea, SS9 4PY

Price Guide £325,000 - £350,000



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GUIDE PRICE £325,000 - £350,000. Turner Sales are pleased to offer for sale this well presented Two double bedroom semi-detached bungalow which offers larger than average living accommodation with the added advantage of a large south facing rear garden and driveway for multiple vehicles and a detached garage. Excellent potential to be extended subject to the correct planning permissions. With easy access to Belfair's Woods and the A127. Viewings are highly recommended. To arrange your viewing please call our office on 01702 710555.

### Entrance

Paved tiered front garden with off street parking for multiple vehicles fenced and gated to rear garden. Main entrance to property via double glazed door to side aspect.

### Hallway

Access to loft, doors to accommodation, wall mounted radiator, two storage cupboards, vinyl to floor

### Lounge

16'2" x 11'10" (4.95 x 3.63)

Cornice coving to ceiling, leaded double glazed window over looking garden, wall mounted radiator and carpet to floor

### Bedroom One

11'10" x 12'1" (3.63 x 3.69)

Double glazed window to front, coving to ceiling wall mounted radiator and carpet to floor

### Bedroom Two

11'2" x 9'1" (3.42 x 2.79)

Double glazed leaded window to front aspect, wall mounted radiator, carpet to floor





**Bathroom**  
6'8" x 5'4" (2.04 x 1.64)  
Comprising of a three piece suite including panel bath with shower over, hand basin on pedestal, low level wc. Tiled walls and floor, heated towel rail to one wall and double glazed opaque window to side

**Kitchen**  
11'1" at furthest point x 8'3" (3.40 at furthest point x 2.54)  
matching upper and lower units, complementary worktop with inset stainless steel sink and drainer, four ring electric hob and integrated oven below, Space and plumbing for washing machine and fridge freezer. single glazed window and door leading to sun room

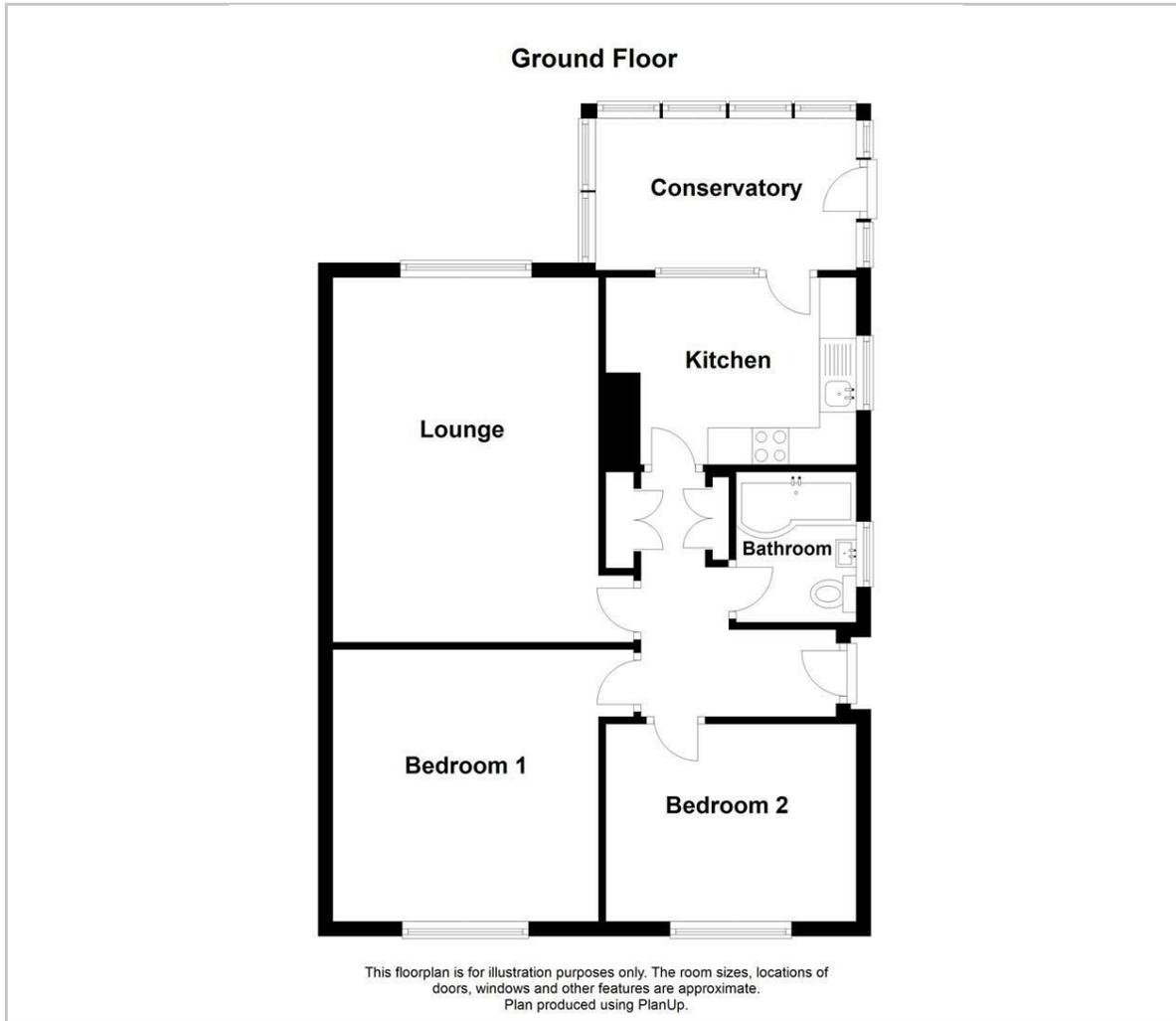


**Sun Room**  
11'8" x 6'9" (3.56 x 2.06)  
Timber frame construction with single glazed window panels to 3 sides. Door leading to rear garden

**Rear Garden**  
Commencing with paved patio area, mainly laid to lawn with fences and flower beds to borders. Brick built garage with power accessed via up and over main door and further access door to side. , two single glazed windows.



## Floor Plan



## Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

