



BRITISH
PROPERTY
AWARDS

2020 - 2021

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Hazelwood Grove, Leigh on sea

LARGE DETACHED BUNGALOW: Castle Estate Agents are delighted to offer FOR SALE this LARGE 2 DOUBLE BEDROOM, 2 RECEPTION BUNGALOW situated in this QUIET ROAD being close to SOUTHEND AIRPORT, A127, local shop and ALL BUS ROUTES, benefiting from LARGE KITCHEN/DINER/BREAKFAST ROOM and GARAGE TO SIDE.

- Detached bungalow
- 2 Receptions
- Off street parking x6 cars
- Chain free
- Approx 65ft rear garden
- 2 Double Bedrooms
- Large kitchen/Diner
- Garage to side
- Close to Airport
- Quick access A127

£350,000 OIEO

Front aspect

Crazy paved off street parking x 6 cars and driveway leading to garage, outside light, gated side access, mature side borders, hardwood door with frosted glass insets to:

Hallway

Smooth ceiling, wood effect laminate flooring, coving, doors to all rooms.

Lounge 22' 6" by 12' 3" (6m 86cm by 3m 73cm), (I)

Double glazed sliding patio doors to rear aspect, wall mounted radiator, wall mounted lights, power points, tv point,

Dining room 13' 5" by 12' 1" (4m 9cm by 3m 68cm), (I)

Coving, radiator x 2, power points, laminated wood flooring, double glazed window to side aspect, wall mounted lights, wooden feature fire place.

Kitchen/Diner/Breakfast room 19' 5" by 13' 3" (5m 92cm by 4m 4cm), (I)

Fitted with matching wooden style wall and base units with complementary boxed edge work tops and stainless steel 1 1/4 bowl sink and single drainer with mixer taps and 4 ring gas hob with under oven and over extractor fan, space for washing machine, fridge and freezer, integral dish washer, breakfast bar, tiled splash backs, radiator, power points, smooth ceiling with inset spotlights, coving and loft access, double glazed wind and door to rear aspect,

Bedroom 1 15' 4" by 10' 8" (4m 67cm by 3m 25cm), (I)

Double glazed boxed bay window to front aspect, wall mounted radiator, smooth ceiling, fitted wardrobes, stripped wood flooring, brick built feature fire place, feature leaded stained glass window to side aspect, power points.

Bedroom 2 12' 5" by 9' 9" (3m 78cm by 2m 97cm), (I)

Double glazed windows to front and side aspect, wall mounted radiator, smooth ceiling, wooden feature fire place, power points.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Family bathroom 10' 5" by 7' 6" (3m 18cm by 2m 29cm), ()

Double glazed frosted window to the side aspect, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with electric wall mounted shower over, heated towel rail, tiled splash backs, storage cupboard, down lighters, laminated wood flooring.

Rear garden

Measuring approximately 65ft x 50ft, mainly laid to lawn, mature shrubs and trees, outside tap, outside lights, decking area with sunken fish pond and decking to rear, crazy paved patio, fence to all boundaries, gated side access leading to the front of the property and access to the rear of the garage via double glazed window and door.

Garage 21' by 8' (6m 40cm by 2m 44cm), ()

Access via up and over door to front and door to rear, with electric and lighting.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 58 | 82 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 60 | 82 |
| England & Wales | EU Directive 2002/91/EC | |

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GROUND FLOOR



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.
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