



The Ryde, Leigh -on-Sea Offers Over £500,000 Freehold

- DETACHED BUNGALOW
- OFF ROAD PARKING
 - GARAGE
- LARGE LOUNGE
- THREE BEDROOMS
- LOVELY REAR GARDEN
- SOUGHT AFTER BELFAIRS ESTATE
- WELL PRESENTED THROUGHOUT





A lovely three bedroom detached bungalow located on the Ryde, situated in the sought after Belfairs Estate, this property benefits from ample off road parking, a garage and a lovely rear garden

Upon entering the property you are welcomed by a bright, spacious hallway with wood effect flooring.

The master bedroom overlooks the front elevation via a large bay window and is a very well proportioned room. There are two further bedrooms in the property.

The stylish bathroom comprises of a three piece suite that includes a low level w/c, bathtub, and wash hand basin vanity unit.

The lounge is again a good size with attractive wood effect floor and two feature display cupboards. There is access from here to a double glazed conservatory which overlooks the delightful rear garden.

There is a good size fitted kitchen with breakfast bar, ample work surfaces, storage space and plenty of space for all necessary appliances.

The rear garden features a paved patio leading to a good size lawned area, a decking area with summer house is also presented to the rear of the garden, as well as the garden shed and a detached garage.

HALLWAY

LOUNGE
12'2" x 11'10"

CONSERVATORY
9'10" x 8'4"

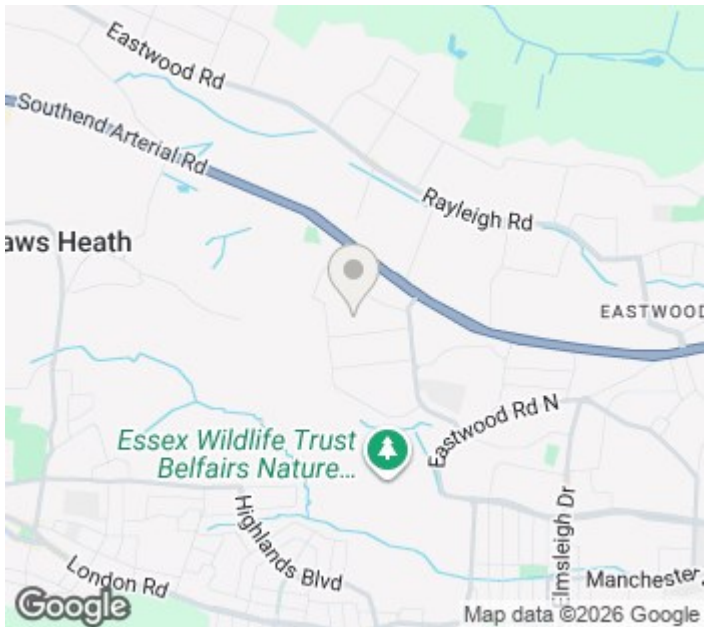
KITCHEN
11'10" x 11'4"

BEDROOM ONE
15'4" x 10'1"

BEDROOM TWO
9'10" x 7'2"

BEDROOM THREE
8'4" x 6'2"
BATHROOM
OFF ROAD PARKING
GARDEN

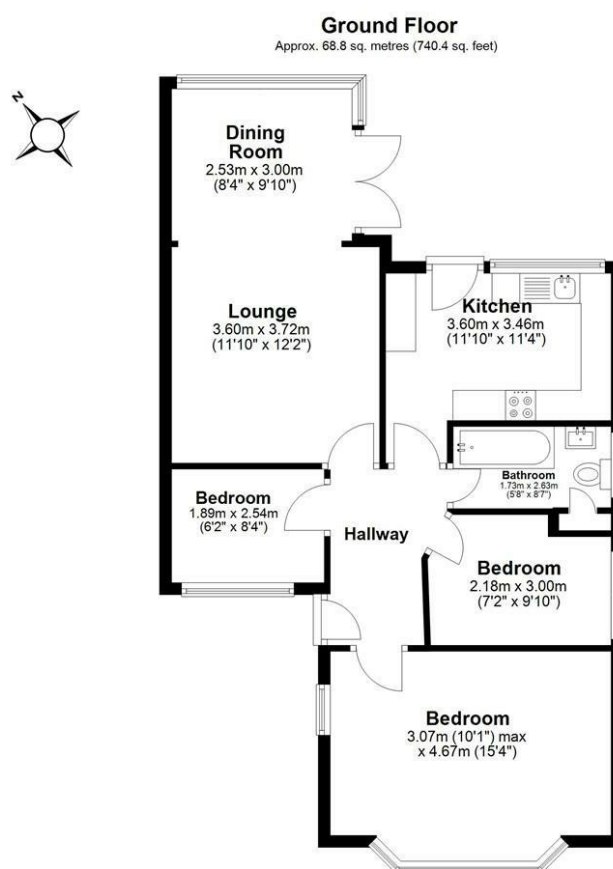
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Local Authority **Southend on Sea Borough**
Council
Council Tax Band **D**
EPC Rating **D**



Total area: approx. 68.8 sq. metres (740.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.™

The Ryde

Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 34 11 77

<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.