



Brown & Brand



**Alan Grove**  
, Leigh-on-Sea, SS9 5RU

- Three-bedroom detached bungalow
- Sought after cul- de- sac
- No onward chain
- Fantastic South facing garden

**£460,000**







## Property Description

Nestled in a highly sought-after cul-de-sac just moments from Eastwood's vibrant shops and local amenities, this well-presented three-bedroom detached bungalow offers generous living space and excellent potential.

The property features a bright and welcoming lounge to the front, a well-appointed kitchen, and a separate dining room-ideal for both everyday living and entertaining. The accommodation also includes three good-sized bedrooms, a modern shower room, and an additional separate WC for added convenience.

Outside, the home boasts a substantial south-facing garden-perfect for enjoying the sun-and a double-length garage providing ample storage or workshop space. The driveway offers extensive off-road parking.

Offered with no onward chain, this bungalow represents a fantastic opportunity for downsizers, families, or those seeking a quiet yet well-connected location.







## ACCOMMODATION

Approached via hardwood door giving access to:

### ENTRANCE HALLWAY

Laminate flooring, radiator with cover, loft access. Wall mounted thermostat control. Door to:

### LOUNGE

14' 9" x 10' 9" (4.5m x 3.28m) Double glazed window to front, 2x radiator, laminate flooring. Feature fireplace. Coving to ceiling and ceiling fan.



### BEDROOM ONE

10' 9" x 9' 3" (3.28m x 2.82m) Double glazed window to rear, laminate flooring, fitted mirrored wardrobes and radiator.

### BEDROOM TWO

10' 9" x 7' 10" (3.28m x 2.39m) Double glazed window to side. Radiator, laminate flooring.

### BEDROOM THREE

11' 11" x 8' 9" (3.63m x 2.67m) Double glazed window to front, laminate flooring, radiator ceiling fan.



### SHOWER ROOM

Three piece suite comprising pedestal wash handbasin, WC, shower cubicle. Tiled walls. Lino flooring. Obscure double glazed window to side, heated towel rail. Airing cupboard.

### SEPARATE WC

Obscure double glazed window to side. Tiled walls. Lino flooring

### KITCHEN

10' 10" x 8' 4" (3.3m x 2.54m) The kitchen is fitted with eye and base units with laminate work surfaces over incorporated stainless steel sink unit with tap and drainer. Lino flooring. Double glazed window to rear. Tiled splash backs. Wall mounted boiler. Smooth plastered ceiling with coving. Fridge and freezer. Fitted electric oven with four ring electric hob over and extractor fan above. Door to:





## DINING ROOM

12' 4" x 12' 6" (3.76m x 3.81m) Smooth plastered ceiling with inset spotlights. Lino flooring. Double glazed windows to rear and double glaze patio doors giving access to garden.

## REAR GARDEN

The rear garden is a fantastic size and is on a larger than average plot, large lawn area decking area. Two wooden sheds. Outside tap. Gated side access.



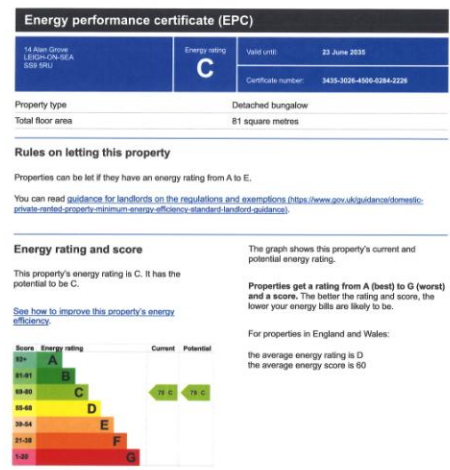
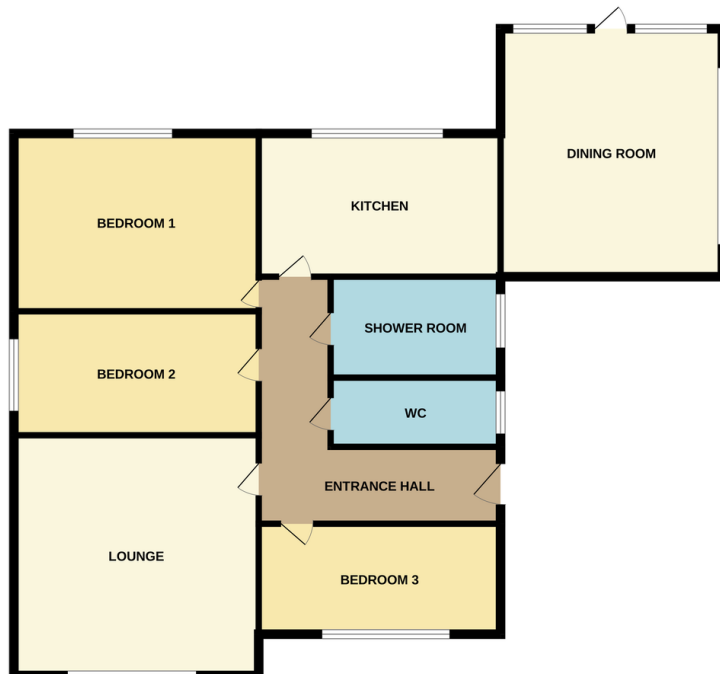
## GARAGE

Double length garage with power and lighting

## PARKING

Parking provided on independent driveway providing ample off-road parking

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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