



| 4 St Leonards Road | Bengeo | SG14 3JN

Price guide £635,000

OFFERED CHAIN FREE in this HIGHLY SOUGHT AFTER AND RARELY AVAILABLE LOCATION this DETACHED BUNGALOW is set CLOSE TO DELIGHTFUL OPEN COUNTRYSIDE and within feet of the historic St.Leonards Church that dates back to 1100's in this tranquil and peaceful setting on the edge of Bengeo. Offering SCOPE FOR IMPROVEMENT this gas centrally heated property offers accommodation to include kitchen/breakfast room plus separate utility room, SPACIOUS EXTENDED LOUNGE and with the additional benefit of both GARAGE AND DRIVEWAY with secluded SOUTH WEST FACING GARDEN to rear affording much privacy.



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Front door into:

**Entrance Porch:**

Coving and door into:

**Entrance Hall:**

Radiator, coving, access to loft space, airing cupboard housing hot water cylinder, recessed cupboard and doors to:

**Kitchen/Breakfast Room:**

20'3 x 12'9 (6.17m x 3.89m)

**Breakfast Area:**

UPVC double glazed window to front with delightful views, coving, tiled flooring, radiator, double doors into lounge and open plan to:

**Kitchen Area:**

UPVC double glazed window to front, fitted with a range of base and wall cupboards with contrasting roll edge work surfaces over incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap and drinking water tap, tiled splash backs, tiled flooring, coving, built in double oven with separate ceramic hob, semi-integrated dishwasher, integrated fridge freezer and sliding door into:

**Inner Hallway:**

Door to front leading to the outside, window to side and door into:

**Utility Room:**

17'5 x 6'4 (5.31m x 1.93m) UPVC double glazed window and door to rear into garden, radiator, sink unit with cupboard under, appliance space for tumble dryer and washing machine with plumbing provided, door to garage and door to:

**Cloakroom:**

Opaque window to side, low level WC, wall mounted corner wash hand basin with tiled splash backs.

**Living Room:**

22'2 x 17'11 (6.76m x 5.46m) Dual aspect sliding door to both side and rear into garden, three radiators, coving, feature gas fire with surround, television and telephone points.

**Bedroom 1:**

14'8 x 11'5 (4.47m x 3.48m) UPVC double glazed window to front, radiator, coving, fitted with an extensive range of built in furniture to include wardrobes, over head cupboards, drawer units and vanity desk, walk in recessed cupboard with shelving and lighting.

**Bedroom 2:**

12'4 x 11'5 (3.76m x 3.48m) Double glazed window to rear, radiator, coving, built in wardrobes, over head cupboard and drawer units.

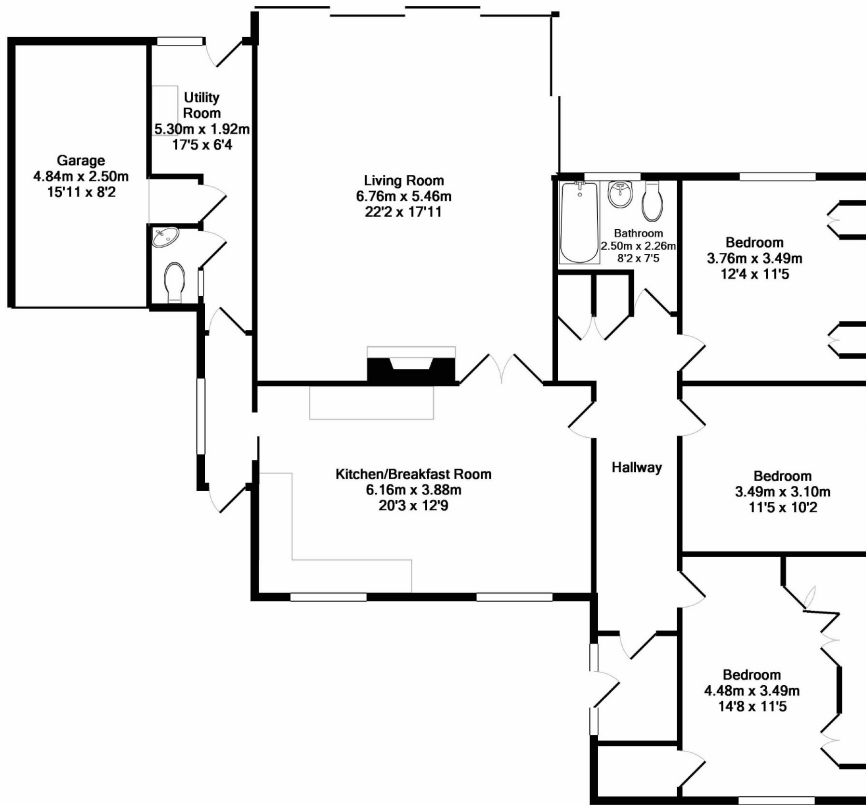
**Bedroom 3:**

11'5 x 10'2 (3.48m x 3.10m) Double glazed window to side, radiator and coving.

**Bathroom:**







Total Approx. Floor Area 145.3 Sq.M. (1564 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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