



Herschell Road, Leigh-On-Sea
£1,575,000

home.

16 Herschell Road

Leigh-On-Sea
SS9 2NH



- Large Detached House in the Marine Estate
- Four/Five Double Bedrooms with Potential to Convert the Loft Room into an Additional Bedroom
- Stunning Open Plan Kitchen
- Multiple Reception Rooms Including Lounge, Sitting Room and Study/Playroom
- Contemporary Four Piece Bathroom Suite
- Utility Room and Downstairs W/C
- Beautiful Wrap-around Garden
- Off Street Parking with In-and-Out Driveway
- Detached Garage
- Excellent Location Close to Leigh Broadway and Leigh Train Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to present this exceptional detached house located on Herschell Road in the desirable Marine Estate of Leigh-On-Sea. This impressive property boasts five well-proportioned bedrooms, making it an ideal family home.

Upon entering, you will be greeted by a spacious ground floor that features an open plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The utility room adds convenience, while the sitting room and lounge provide ample space for relaxation. Additionally, there is a versatile study or playroom, along with a downstairs w/c for added practicality.

The first floor comprises four generous double bedrooms, one of which benefits from an en suite bathroom, ensuring comfort and privacy. The family bathroom serves the remaining bedrooms, and it is worth noting that bedroom four is currently utilised as a walk-in wardrobe for the master bedroom. For those seeking further potential, a loft ladder leads to a large loft room, which could be converted into a magnificent primary suite.

Externally, the property offers off-street parking for several vehicles, complemented by an in-and-out driveway and a detached garage. The expansive wrap-around garden is a



true highlight, featuring various external seating areas, a charming pergola, and ample space for a covered hot tub, making it perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

Situated in an excellent location, this home is within walking distance to Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Additionally, Leigh train station is conveniently close, providing easy access to London and beyond. This property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this stunning house your new home.



Accommodation Comprises

Entrance Porch

Original tiled flooring, original lead light windows to side and rear, original lead light wooden entrance door to front, spotlights. Original door with lead light glass into:

Entrance Hall

Oak flooring, panelled walls, exposed ceiling beams, wooden stairs leading to first floor with carpet runner, picture rail, two ceiling lights, beautiful original lead light stained glass window to side, NEST thermostat, column radiator. Doors to:

Living Room

23'8 x 12'2 x 15'1 into bay

Oak flooring, original tiled flooring, beautiful feature open and working wood burner, wooden benches, lead light windows to side and boxed bay window to side with original lead light glass, door to side leading to garden, two vintage style radiators, picture rail, spotlights, ceiling rose with light, TV and telephone points.

Sitting Room

20'4 x 12'2 min x 15'1 into bay

Oak flooring, exposed ceiling beam, two vintage style radiators, skirting, ceiling rose with light, fitted book shelf original arts and crafts cabinet and storage unit to recess, art deco fireplace, original lead light windows to side and front plus boxed bay window to side with shutters,

Office/Play Room

15'0 into bay x 10'11

Oak flooring, skirting, plate rail, ceiling rose with light, original arts and crafts storage unit with shelving, boxed bay window to front with original lead light windows with shutters, vintage style radiator.

Kitchen/Diner

23'6 x 12'6 (into bay)

Oak flooring, skirting, down lights, ceiling rose with light, original built in storage, boxed bay lead light window to side with shutters, vintage style radiator. Open to:

Kitchen

Wooden flooring, skirting, double glazed windows to side and rear, door leading to garden, spotlights. The kitchen is fitted to include a range of base units with Quartz worksurfaces with matching eye level wall mounted units, integrated appliances including; Bosch oven with NEFF five ring induction hob, NEFF dishwasher, inset stainless steel one and a quarter sink with drainer, mixer tap and waste disposal, space for fridge freezer.

Utility Room

Tiled flooring, skirting, base units with Quartz worksurfaces and matching eye level wall mounted units, Butler style sink with taps, space for washing machine and tumble dryer, lot access, spotlights, double glazed window to rear.

Cloakroom

Accessed from the steps down from the hall with wooden flooring, skirting, WC, wash hand basin with mixer tap, wall mounted mirror, heated towel rail, original lead light opaque widow to side.

First Floor Landing

Wooden flooring, skirting, radiator, airing cupboard, picture rail, ceiling rose with light, coved cornice, exposed ceiling beams, access to loft room, large stained glass lead light window to side. Doors to:

Bedroom Two

15'6 x 11'2

Wooden flooring, skirting, radiator, coved cornice, ceiling rose with light, built in wardrobes, lead light boxed bay window to side with fitted blinds. Door to:

En-Suite

Paul Newman suite with tiled flooring, part tiled walls, walk-in double shower cubicle, heated towel rail, Villeroy & Bosch wash hand basin with mixer tap and vanity storage beneath, WC, wall mounted mirror, down lights, lead light window to side, extractor.

Bathroom

Paul Newman bathroom with tiled flooring, part tiled walls, lead light window to rear and lead light opaque windows to side, large storage cupboard, WC, Villeroy & Boch wash hand basin with mixer tap and vanity storage beneath, bath with mixer tap and shower attachment, walk-in double shower cubicle, two heated towel rails, down lights, extractor.

Bedroom One

18'7 x 12'8

Carpeted, skirting, radiator, coved cornice, ceiling rose with light, boxed bay lead light window to side with blinds, access to eaves storage, further storage cupboard, two Velux windows to rear. Open to:





Bedroom Four/Dressing Room

12'7 x 9'8

Wooden flooring, skirting, radiator, coved cornice, ceiling rose with light, lead light window to side with fitted blinds, fitted wardrobes.

Bedroom Three

14'6 x 10'11

Wooden flooring, skirting, radiator, lead light windows to side and front with blinds, coved cornice, ceiling rose with light.

Linen Room

Wooden flooring, original arts and crafts drawers, shelving, radiator, ceiling light, lead light window to side.

Loft Room

29'4 x 14'10 into bay

Versatile space with potential to develop further (subject to permissions) and is accessed via pull-down ladder from the first floor landing with power, windows and lighting as well as access to eaves storage.

Externally

Frontage

Pretty frontage which is set back from the road with block paved In and Out driveway providing ample off street parking. Side access can be found with three separate gated pathways located either side of the garage to the south side of the house.

Detached Garage

Detached garage with Up and Over door, power and lighting, windows to both sides and door giving access to the rear garden.

L Shaped Rear Garden

Standing on a generous double plot, the property boasts a wrap around garden:

Side Garden

South facing aspect with generous space to side with a pathway, lawn, shrubs and original bench, external power socket, external lighting and side gate to front.

Rear Garden

Beautiful rear garden commencing with paved patio, seating area, lawn and shrubs, Pergola seating area, external lighting, power, power point and hot & cold water taps, access to front and garage.









Property Details

5 Bedrooms
3 Bathrooms
3 Reception Rooms
House - Detached

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: G

£1,575,000

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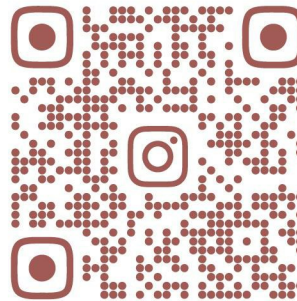
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TOTAL FLOOR AREA : 2926 sq.ft. approx.
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