



## Glendale Gardens, Leigh-On-Sea

£575,000

home.

# 17 Glendale Gardens

## Leigh-On-Sea

### SS9 2AP



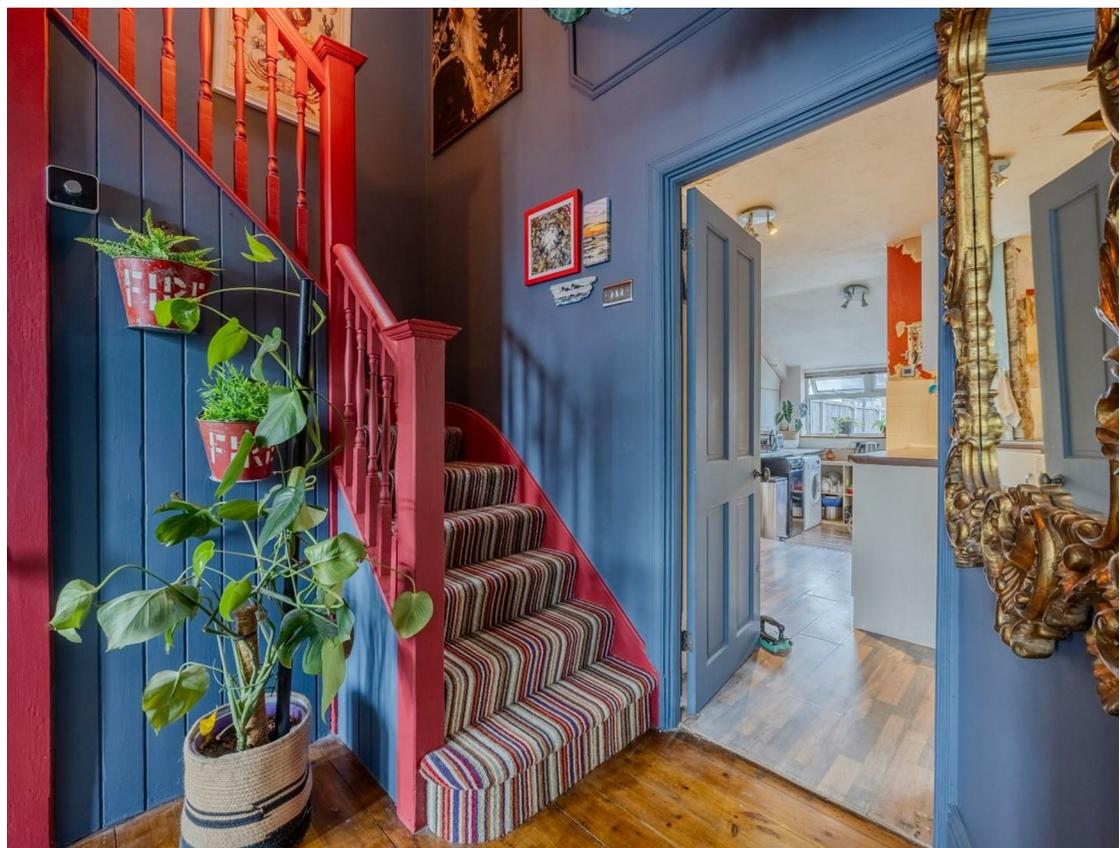
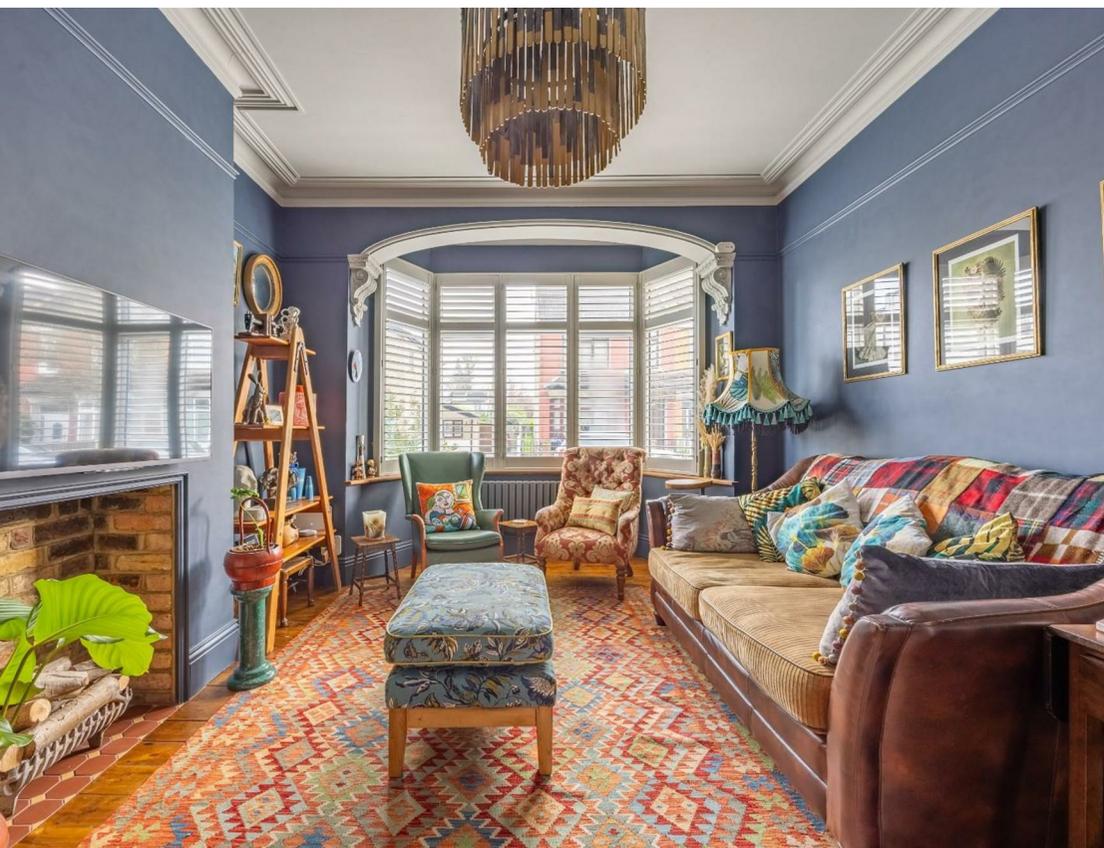
- Stylish Terraced Home in the Heart of Leigh
- Three Great Size Bedrooms
- Two Allocated Parking Spaces to Rear
- Two Reception Rooms and a Conservatory
- Spacious Lounge with Bay Window and Feature Fireplace
- Finishing Touches Required - Excellent for Those Looking for a House to Make Their Own
- Contemporary Bathroom with Walk in Shower
- Rear Garden with Patio and Storage Shed
- In the Catchment for Leigh North Street Primary School
- Wonderfully Located Just Moments from Leigh Broadway and a Short Walk to 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 very excited to present this charming terraced family home on Glendale Gardens, Leigh-On-Sea. This property offers a unique opportunity for those seeking a stylish home in a superb location.

As you enter, you are greeted by a stylish entrance hallway that sets the tone for the rest of the home. The ground floor features a delightful lounge, complete with a large bay window that floods the room with natural light. To the rear, you will find a dining room and a kitchen, both of which require some finishing touches, allowing you to personalise these spaces to your taste. Adjacent to these areas is a conservatory that provides a lovely transition to the outdoor space.

Moving upstairs, the property boasts three spacious bedrooms, including two generous double rooms and a well-sized single bedroom, currently utilised as a home office. The bathroom is a highlight, featuring a modern walk-in shower that adds a touch of luxury to your daily routine.

Externally, the property benefits from a good-sized rear garden, perfect for outdoor entertaining or simply enjoying the fresh air. Additionally, there are two off-street parking spaces at the rear, a rare find in this sought-after area.

Situated in the heart of Leigh, this home is just moments away from the vibrant Leigh Broadway, offering a variety of shops and eateries. It is also a short walk to Leigh Train Station, providing excellent transport links, and falls within the catchment area for the highly regarded Leigh North Street Primary School.

This property presents a wonderful opportunity for families and professionals alike, combining style, space, and a prime location. Do not miss your chance to make this house your home.

## Accommodation Comprises

The property commences with a front garden with stone shingled area and tiled pathway leading to the storm porch area with ceiling light. Wooden entrance door with obscure glass panel leading into:

### Entrance Hall

Wooden flooring, skirting, picture rail, coved cornice, ceiling rose with light and additional ceiling light, carpeted stairs leading to the first floor with understairs storage cupboard, two single glazed obscure windows to the front aspect, radiator. Doors to:

### Lounge

15'5 x 11'5

Wooden flooring, skirting, picture rail, coved cornice, ceiling rose with light, double glazed bay window to front aspect with shutters, feature fireplace with tiled hearth and exposed brick, radiator.

### Kitchen

16'4 x 9'5

Wood effect laminate flooring, skirting, two central ceiling lights, double

glazed window to the rear aspect, entrance to lean to/conservatory, radiator. The kitchen is fitted to include a range of base units with rolled edge wood effect worksurfaces with wall mounted shelving, sink with drainer and mixer tap, space for washing machine, tumble dryer and fridge freezer, integrated double oven. Open to:

### Dining Room

12'11 x 9'11

Carpeted, coved cornice, ceiling rose with light, single glazed internal window looking into the lean to/conservatory.

### Lean To/Conservatory

8'6 x 7'0

Wood effect laminate flooring, double glazed window to the rear aspect and double glazed patio door leading to the garden, wall light, radiator.

### First Floor Landing

Carpeted, ceiling light, double glazed Skylight Velux window, skirting, picture rail, access to boarded and insulated loft with lighting via hatch with drop down ladder. Doors to:

### Bedroom One

12'10 x 11'7

Wooden flooring, skirting, picture rail, coved cornice, spotlighting and ceiling light, double glazed window to front aspect, fitted storage units with cupboards and shelving to alcove spaces, radiator. (currently being used as a hobby room)

### Bedroom Two

12'11 x 11'7

Wooden flooring, skirting, spotlighting, picture rail, double glazed window to rear aspect, fitted wardrobes to alcoves, radiator.

### Bedroom Three

8'4 x 6'6

Wooden flooring, skirting, picture rail, spotlighting, double glazed window to the front aspect, radiator. (currently being used as an office).





### Bathroom

9'6 x 6'6

Tiled Herringbone pattern flooring, skirting, spotlighting, double glazed obscure window to rear aspect, wash hand basin with mixer tap, wall mounted mirror with lighting, tiled splashback, WC, tiled walk-in shower cubicle with Rainfall shower, storage shelving, extractor fan, boiler, heated towel rail.

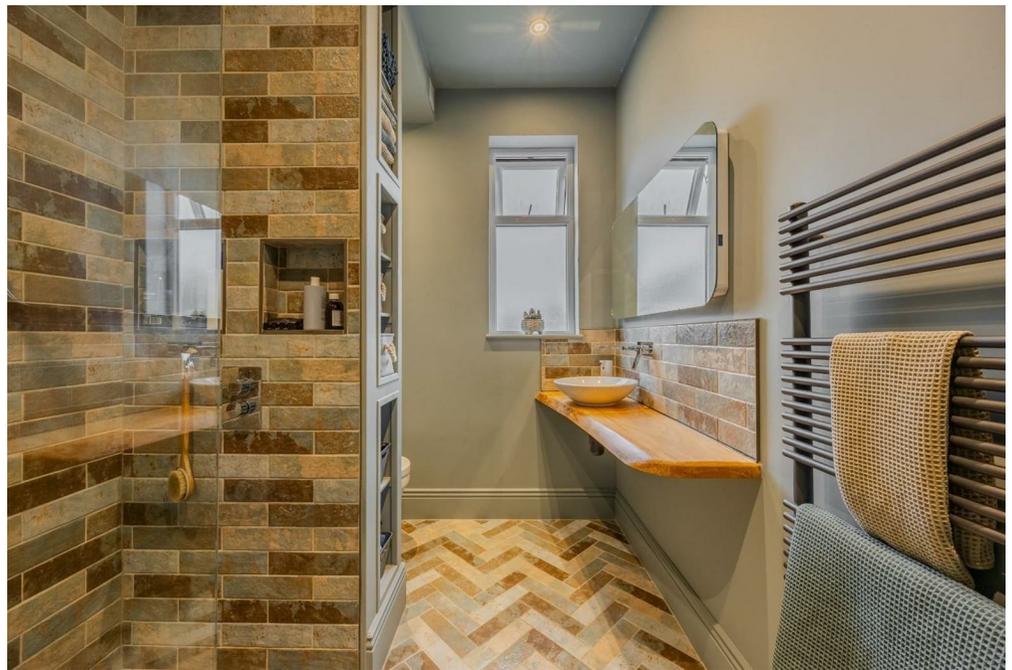
### Externally

#### Rear Garden

The rear garden commences with a patio area with the remainder of the garden being laid to lawn, storage shed (to remain), gate leading to the parking spaces for two cars, external water tap.

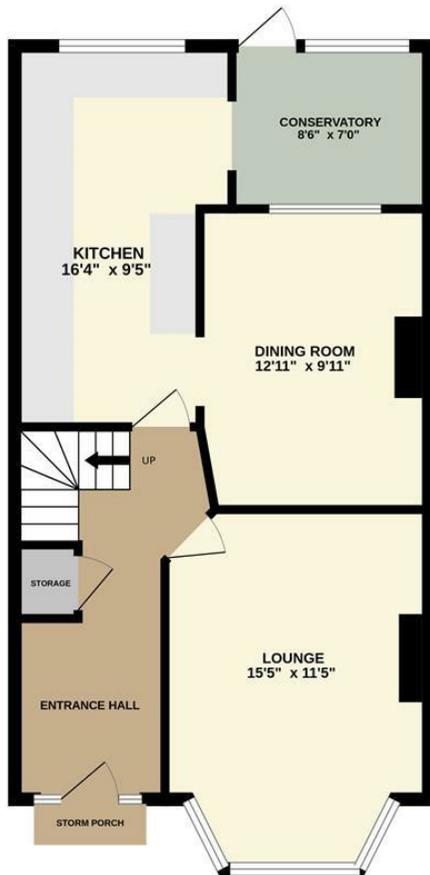
#### Parking

Accessed via Lymington Avenue to a communal parking area.

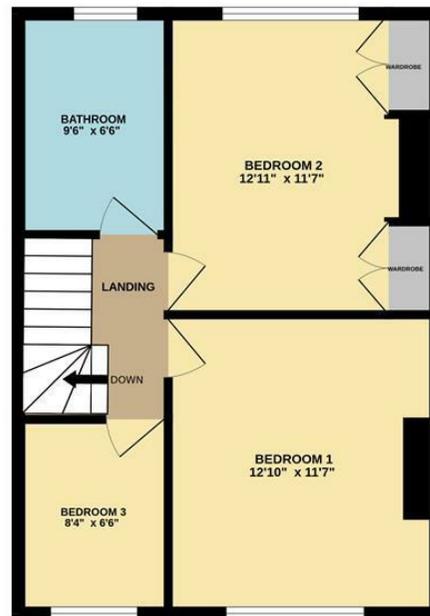




GROUND FLOOR  
605 sq.ft. approx.



1ST FLOOR  
455 sq.ft. approx.



TOTAL FLOOR AREA : 1060 sq.ft. approx.  
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## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Terraced

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

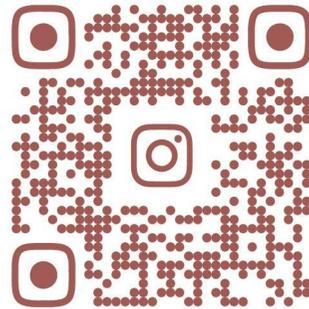
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[homeofleigh.com](http://homeofleigh.com)

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