



Harridge Close, Leigh-On-Sea  
£425,000

home.

# 9 Harridge Close

## Leigh-On-Sea

### SS9 4HD



- Wonderful Corner Plot Property in Leigh-on-sea
- Four Great Size Double Bedrooms
- Large Open Plan Kitchen Diner
- Spacious Lounge with Fireplace
- En-Suite and Fitted Wardrobes in Primary Bedroom
- Versatile Under Stairs Storage Cupboard - Can Be Used as a Home Office
- Enormous West Facing Wrap Around Rear Garden
- In The School Catchment for Blenheim Primary School and Walking Distance to Grammar Schools
- Off Street Parking for Multiple Vehicles and an Integrated Garage
- Quiet Cul de Sac Location Close to Leigh, and Easy Access to the A13 and A127

#### Interested?

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

01702 480 033





## Property Overview

Home Estate Agents are delighted to present this charming extended semi-detached house located on Harridge Close in Leigh-On-Sea. A corner plot property on a quiet cul-de-sac, and with a large wrap around garden, this house is a perfect family home.

As you enter, you are greeted by a spacious entrance hallway that provides access to a large understairs storage cupboard, which could easily serve as a home office. The ground floor features a substantial lounge, complete with a cosy gas fireplace, perfect for relaxing evenings. The open-plan kitchen

and dining area is a highlight, offering a wonderful space for family gatherings and entertaining, with direct access to the garden.

Moving upstairs, you will find four well-proportioned double bedrooms, ensuring ample space for family or guests. One of the bedrooms boasts fitted wardrobes and an en suite bathroom, adding a touch of luxury and convenience. The modern family bathroom is equipped with plenty of storage, catering to all your needs.

Externally, the property benefits from off-street parking for up to three vehicles, along with access to a large garage. The

wrap-around west-facing rear garden is a fantastic feature, providing a lovely outdoor space for children to play or for hosting summer barbecues.

Situated in an excellent location, this home is within walking distance of Leigh Broadway, making it convenient for shopping and dining. It falls within the catchment area for Blenheim Primary School and is also close to grammar schools, Southend Hospital, and offers easy access to the A127 and A13.

This property is a wonderful opportunity for those seeking a spacious family home in a vibrant community. We invite you to arrange a viewing to fully appreciate all that this delightful house has to offer.



## Accommodation comprises of...

### Accommodation Comprises

The property commences with off street parking for three vehicles with a crazy paved driveway,, side access to the rear of the property, external wall lighting, access to the garage. UPVC double glazed entrance door with obscure stained glass panel into:

### Entrance Hall

Wood effect laminate flooring, skirting, spotlighting, carpeted stairs leading to the first floor landing with understairs storage cupboard (currently being used as an home office), radiator. Doors to:

### Lounge

Wood effect laminate flooring, skirting, spotlighting, double glazed window to the front aspect, gas fireplace, radiator. Open into:

### Open Plan Kitchen/Diner

### Dining Room

Wood effect laminate flooring, skirting, ceiling light, double glazed doors leading to the garden, radiator. Open to:

### Kitchen

Tiled flooring, skirting, spotlighting, double glazed window to the rear aspect. The kitchen is fitted to include a range of base units with wood effect rolled edge worksurfaces and matching eye level wall mounted units, space and plumbing for washing machine, inset one and a quarter sink with drainer and mixer tap, tiled splashback, integrated oven and four ring gas hob with extractor over, space for fridge freezer, Ideal combi boiler.

### Understairs Storage /Home Office

Concrete flooring, ceiling light, extractor fan, double glazed obscure window to the front aspect, under stairs storage.

### First Floor Landing

Carpeted, skirting, ceiling light, access to insulated loft via drop down ladder with lighting, radiator. Doors to:

### Bedroom One

Carpeted, skirting, spotlighting, fitted wardrobes, two double glazed windows to the front aspect, radiator. Door to:

### En-Suite

Tiled effect lino flooring, skirting, part tiled walls, spotlighting, extractor fan, WC, wash hand basin, walk-in tiled shower cubicle, heated towel rail.

### Bedroom Two

Carpeted, skirting, ceiling light, two double glazed windows to the front aspect, radiator.

### Bedroom Three

Carpeted, skirting, spotlighting, double glazed window to the rear aspect, two fitted storage cupboards, radiator.



### Family Bathroom

Tiled effect lino flooring, double glazed obscure window to the rear aspect, spotlighting, panelled bath with shower attachment, wash hand basin, WC, heated towel rail, utility area with cupboards.

### Bedroom Four

Carpeted, skirting, ceiling light, double glazed window to the rear aspect, radiator.

### Externally

#### Rear Garden

The rear garden commences with a block paved patio area commencing with the remainder being laid to lawn, external water tap, rear access to the garage and side access to the front of the property.

#### Garage

Garage with up and over door, concrete flooring, ceiling light, double glazed window to the rear aspect and double glazed UPVC door to the garden.

#### Agents Note

The vendor has advised that there was historic subsidence caused by a tree outside the property boundary, and corrective works were completed over 20 years ago by the previous owners.





## Property Details

4 Bedrooms  
2 Bathrooms  
2 Reception Rooms  
House

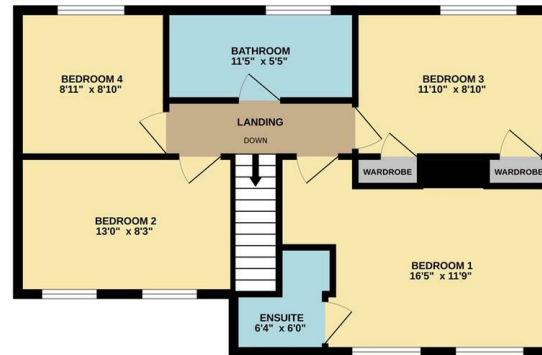
Approx. 1238.00 sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: B

£425,000

GROUND FLOOR  
626 sq.ft. approx.



1ST FLOOR  
611 sq.ft. approx.



TOTAL FLOOR AREA : 1238 sq.ft. approx.  
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home.



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