



Western Road, Leigh-On-Sea
£850,000

home.

162 Western Road

Leigh-On-Sea

SS9 2PL

 4  2  2

- Incredible four bedroom semi detached house
- Marine Estate
- Beautifully Renovated By The Current Owners
- Stunning Open Plan Kitchen, Dining & Family Room
- Fabulous South Backing Landscaped Garden & Off Street Parking
- West Leigh School Catchment
- Perfectly Positioned For Leigh Broadway

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Home Of Leigh are delighted to offer for sale this incredible four bedroom semi detached house, situated on the highly sought after Marine Estate and within the West Leigh School catchment and which has been beautifully renovated by the current owners.

The accommodation comprises; large entrance hall, ground floor cloakroom, lounge with feature fireplace plus a stunning open plan kitchen, dining and family room which overlooks the rear garden,

whilst to the first floor there are four well appointed bedrooms and a gorgeous three piece shower room.

Externally the property boasts a fabulous south backing landscaped garden, whilst to the front there is off street parking and an additional shared driveway.

Located on Western Road in the heart of the Marine Estate, this wonderful family home is perfectly positioned to take advantage of the ever popular Broadway with all its shops, bars, restaurants and bespoke boutiques as well as being within a short stroll of the Old Town and mainline railway station giving direct access into London Fenchurch Street.

Accommodation Comprises:

The property is approached via double doors leading to:

Entrance Hall:

17'8 x 6'8

A fabulous and spacious entrance hall tiled with matwell flooring throughout, stairs leading to the first floor landing with under stairs storage cupboard and additional cloaks cupboard, cast iron effect radiator, doors to:

Lounge:

15'4 x 15'1

Double glazed bay window to front aspect, herringbone wood flooring, coved cornice to ceiling, feature fireplace with tiled hearth and attractive surround, four wall light points, cast iron effect radiator.



Open Plan Kitchen & Family Room:

26'8 x 22'1 (reducing to 13'2)

A wonderful open plan living space with two clearly defined areas as follows:

Kitchen:

13'1 x 9'1

Double glazed window to rear aspect, the kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap, inset into a range of Italian marble work surfaces with cupboards and drawers beneath, range cooker with fitted extractor hood above, integrated dishwasher, appliance space for fridge/freezer, concealed boiler (not tested), herringbone wood flooring, two wall light points.



Dining & Family Room:

22'1 x 13'7

Double glazed French doors and additional double glazed bi folding doors to rear, both giving access to the rear garden, herringbone wood flooring throughout, smooth plastered ceiling with inset spot lighting, two cast iron effect radiators.

Utility Area:

7'6 x 3'6

Tiled flooring, built-in shelving, door to:

Ground Floor Cloakroom:

4'1 x 3'2

Double glazed obscure window to side aspect, low level WC, wall mounted wash hand basin with mixer tap, tiled flooring.



First Floor Landing:

10'6 x 6'1

Carpeted, access to loft space, doors to:

Bedroom One:

16'1 (into bay) x 14'1

Double glazed led light bay window to front aspect, wood flooring throughout, coved cornice to ceiling with ceiling rose, floor standing claw footed bath with mixer tap and shower attachment, two wall light points, cast iron effect radiator.

Bedroom Two:

12'1 x 11'6

Double glazed window to rear aspect, carpeted, cast iron effect radiator.

Bedroom Three:

12'1 x 11'3

Double glazed window to rear aspect, carpeted, cast iron effect radiator.

Bedroom Four:

9'4 x 7'3

Double glazed window to front aspect, wood flooring, cast iron effect radiator.

Shower Room:

6'4 x 6'1

Double glazed obscure window to side aspect, fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, tiled flooring, heated towel rail.

Externally:

Rear Garden:

The property benefits from a great size south backing rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panel fencing. Further patio area to the extreme rear, side access to the front.

Front Garden:











Property Details

4 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Semi-Detached

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

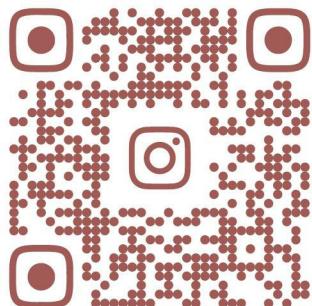
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