



Harley Street, Leigh-On-Sea
Offers Over £800,000

home.

21 Harley Street

Leigh-On-Sea
SS9 2NJ

 4  2  2

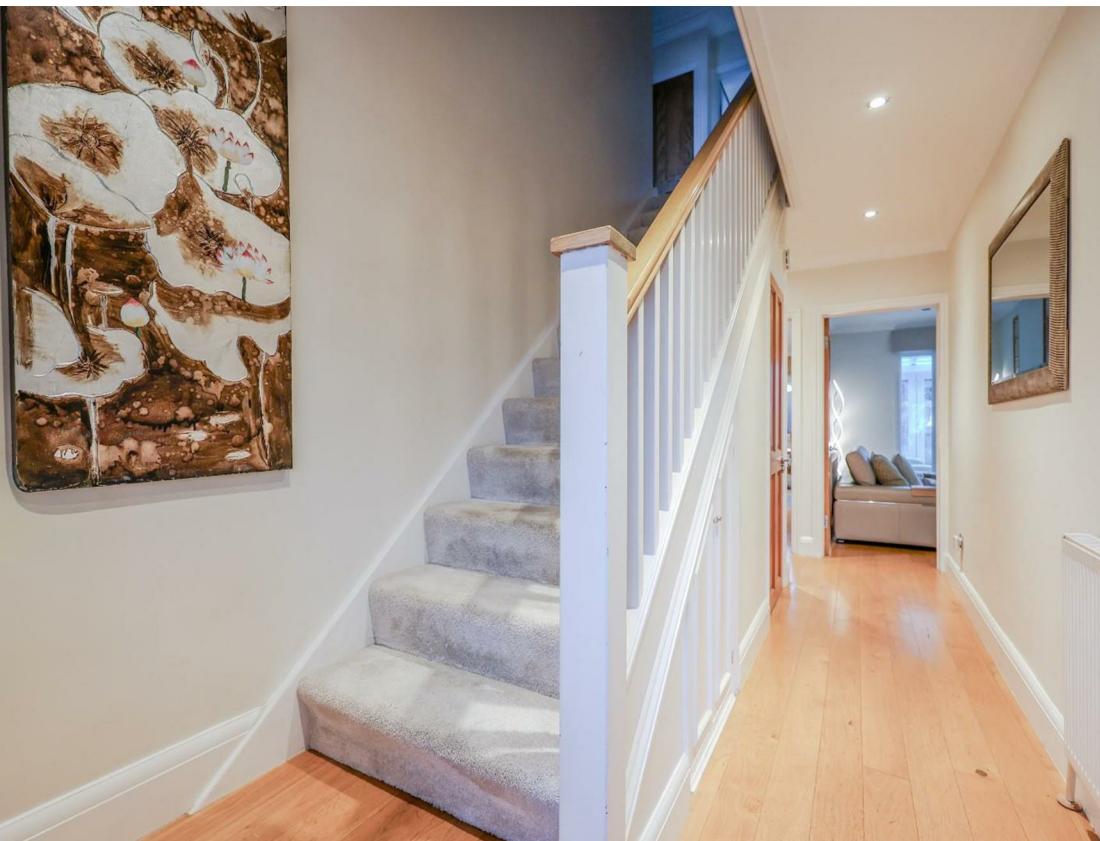
- Wonderful Four Bedroom Detached House
- Marine Estate
- Fabulous Open Plan Lounge & Dining Room
- Double Glazed Conservatory & Spacious Kitchen/Breakfast Room
- Master Bedroom With En-Suite Shower Room
- West Backing Rear Garden
- Garage With Additional Off Street Parking
- Perfectly Positioned For Leigh Broadway
- Short Stroll To The Old Town & Mainline Railway Station
- West Leigh School Catchment Area

Interested?

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

01702 480 033



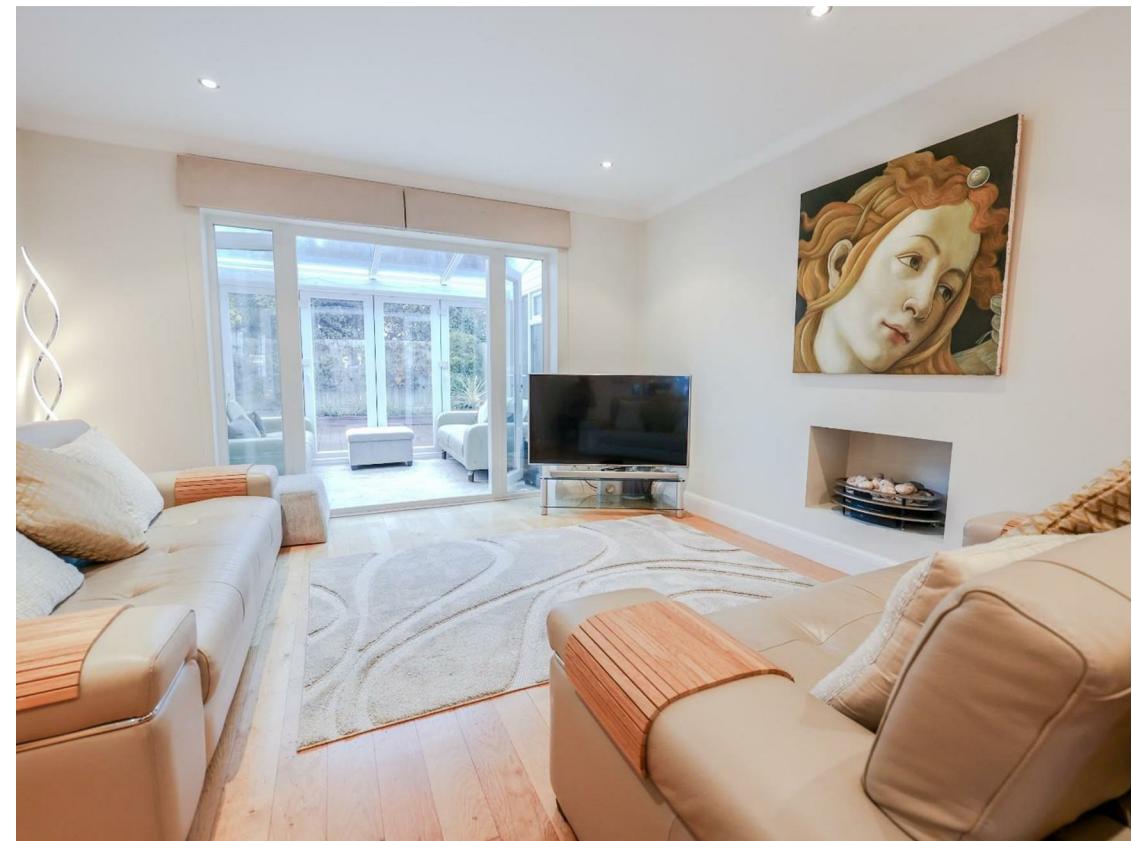


Home of Leigh are delighted to introduce this beautifully presented four-bedroom detached family home, discreetly positioned within one of the Marine Estate's most desirable and established turnings. Occupying a prime west-facing plot, the property offers an integral garage and additional off-street parking, combining refined living with everyday practicality and additional security.

A welcoming entrance porch flows into a spacious hallway, leading to a ground floor cloakroom and impressive open-plan lounge/dining room, while a double-glazed conservatory, creates a light-filled setting, ideal for relaxed family living and stylish entertaining. The kitchen/breakfast room overlooks the rear garden and forms the heart of the home - perfectly suited to modern family life. To the first floor, four well considered

bedrooms, provide flexible and generous accommodation. The master benefits from a private en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms, creating a calm and comfortable first-floor living space. The west-facing rear garden, with raised decking lends itself perfectly to al fresco dining and evening gatherings. A four/five-person multi jet hot tub is the perfect spot to unwind on summer nights and a winter warmer in cooler months. This outside space has been carefully curated for seasoned hosts, with low-maintenance landscaping ensuring the space is as practical as it is inviting.

Positioned within the highly regarded West Leigh School catchment area, this exceptional home enjoys close proximity to Leigh Broadway's



independent boutiques, bars and baristas, while the historic Leigh Old Town is just a stone's throw away. Refined seafood eateries, quaint galleries, giftshops and old school, country style pubs complete this scenic experience. The mainline station provides direct, easy access into London Fenchurch Street in just under an hour. This is an outstanding lifestyle location for families and professionals alike.

Accommodation Comprises

Double glazed entrance door leading to:

Entrance Porch

6'1 x 2'9

Double glazed lead light windows to front aspect, further door leading to:

Entrance Hall

15'3 x 6'1 max

A great size entrance hall with wood flooring throughout, stairs leading to the first floor accommodation, coved to smooth plastered ceiling with inset spot lighting, radiator. Doors to:

Ground Floor Cloakroom

4'9 x 2'3

Modern suite comprising; low level WC, wall mounted wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling.

Lounge/Diner

27'1 x 12'1 < 9'7

A fantastic size main reception room with double glazed lead light bay window to front aspect and double glazed French doors to rear giving access to the double glazed conservatory, continuation of wood flooring throughout, coved to smooth plastered ceiling with inset spot lighting, two radiators. Access to:

Double Glazed Conservatory

11'2 x 8'1

Double glazed windows to rear and side aspects, French doors leading out onto the garden, tiled flooring, exposed brick work to one wall, two wall light points, radiator.

Kitchen Breakfast Room

17'5 x 11'4

Double glazed window to rear aspect with adjacent door to garden. The kitchen is fitted to include a modern sink unit with mixer tap and waste

disposal unit inset into a range of Corian worksurfaces with an abundance of cupboards and drawers beneath, integrated Bosch oven (self cleaning) and four ring electric hob with extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated fridge and separate freezer, integrated dishwasher, wood flooring, coved to smooth plastered ceiling with inset spot lighting.

First Floor Landing

6'2 x 5'2

Carpeted, coved to smooth plastered ceiling with inset spot lighting and access to loft space, built-in storage cupboard. Doors to:

Bedroom One

14'6 x 12'8

Double glazed lead light window to front aspect, carpeted, coved to smooth plastered ceiling with inset spot lighting. Door to:





En-Suite Shower Room

6'1 x 4'1

Double glazed lead light obscure window to front aspect, modern two piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, smooth plastered ceiling with inset spot lighting, heated towel rail.

Bedroom Two

13'1 x 11'8

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling with inset spot lighting, radiator.

Bedroom Three/Dressing Room

11'7 x 8'3

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, extensive range of fitted wardrobes with cupboards above, vertical radiator.

Bedroom Four

8'3 x 8'2

Double glazed lead light window to front aspect, carpeted, coved to smooth plastered ceiling with inset spot lighting, radiator.

Family Bathroom

6'8 x 5'3

Double glazed obscure lead light window to side aspect, modern suite comprising; panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, smooth plastered ceiling with inset spot lighting, heated towel rail.

Externally

Rear Garden

The property benefits from a west backing rear garden which is mainly decked with a combination of attractive paved patio areas, creating a perfect space for outside dining and entertaining. There is also a covered hot tub area with seating and inset lighting, additional cupboards storage area, outside water tap and outside lighting.

Frontage

The front of the property is block paved providing off street parking for two cars and giving further access to:

Garage

15'8 x 8'1

With Up and Over electric door, appliance space and plumbing for washing machine.











Property Details

4 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Detached

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

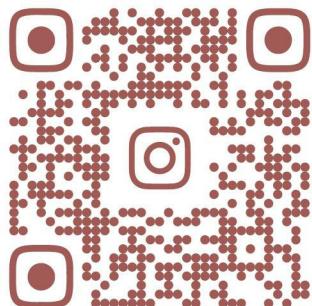
£800,000

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.



Scan QR code for
our Instagram

homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

