



Harridge Close, Leigh-On-Sea  
Offers In Excess Of £400,000

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
- Primary Bedroom With En-Suite
- 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



Home Estate Agents are delighted to present this beautifully positioned corner plot home within a quiet cul-de-sac, combining spacious accommodation, four generous double bedrooms, ample parking, outstanding outdoor space, and superb connectivity - this charming extended semi-detached home provides a firm foundation for a growing family, seeking the perfect balance of city accessibility and Leigh-on-Sea's sought-after coastal community lifestyle.

An expansive entrance hallway leads to a generous lounge with a cosy fireplace, while the impressive open-plan kitchen/dining room creates the perfect social space for everyday living and entertaining, with direct access out on to the garden. A substantial understairs area is ideal for use as a compact home office or study space. The upstairs living area includes a principal bedroom with fitted wardrobes and en-suite, with a modern contemporary family bathroom and excellent storage. Externally, the home benefits from off-street parking for up to three vehicles, a roomy garage, and a superb west-facing rear garden, perfect for child's play, outdoor dining, and summer entertaining.

Ideally located within walking distance of the vibrant Leigh Broadway, with a mix of cosy cafes, bistros, bars and baristas and set within the catchment area for the renowned Blenheim Primary School and highly regarded grammar schools, with convenient access to the A127 and A13. A fantastic opportunity to secure a substantial family home in one of Leigh-on-Sea's most desirable locations.





### 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, 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

£400,000

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