To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS

Western Road, Leigh-On-Sea Offers in the region of £1,000,000

Aspire Estate Agents are pleased to present this amazing home situated in one of Leigh-on-Sea's most desirable locations, this exceptional 5 double bedroom detached family home offers over three spacious floors of beautifully presented accommodation, perfectly designed for modern family living. Boasting generous living areas, high specification finishes and versatile spaces throughout, this impressive property combines comfort, style and convenience in equal measure.

The ground floor features a stunning open plan layout ideal for entertaining and everyday family life. A welcoming lounge complete with projector and integrated speakers creates the perfect home cinema experience, while the contemporary kitchen with breakfast bar flows seamlessly into the dining area and modern sitting room. A bright conservatory overlooks the rear garden, flooding the home with natural light. Additional benefits include a dedicated home office, utility room and convenient downstairs W/C.

Across the upper floors are five generously sized bedrooms, including a luxurious master suite with dressing room and stylish en-suite shower room. A modern three-piece family bathroom serves the remaining bedrooms, providing excellent accommodation for growing families.

Externally, the property benefits from ample off-street parking via a block paved driveway, an integral garage and a beautifully maintained low maintenance rear garden with multiple seating areas ideal for relaxing and entertaining.

Perfectly positioned within walking distance of Leigh Broadway, the seafront and Leigh-on-Sea Station, this superb home also falls within the highly regarded West Leigh School catchment area, making it an ideal purchase for families and commuters alike.

Entrance Hall

Entrance door into hallway comprising coved cornicing to smooth ceiling with pendant lighting, carpeted stairs leading to first floor landing, under stairs storage cupboard, two radiators, Amtico flooring, doors to:

Lounge

20'08 x 14'0

Double glazed leaded box bay window to front with stained glass windows above, fitted contemporary shutters, coved cornicing to smooth ceiling with ceiling rose and ceiling lighting, wall mounted lights, integrated speakers, cast iron feature fireplace and log burner, Laminate flooring.

Dining Room

14’0 x 12’0

Double glazed window to side, coved cornicing to smooth ceiling with ceiling rose and pendant lighting, brick built fireplace, radiator, Amtico flooring, opening to kitchen and sitting room.

Kitchen

17'0 x 14’4

Range of wall and base level units with quartz work surfaces above incorporating inset sink and drainer with stainless steel mixer tap, integrated Neff double oven, integrated induction hob with stainless steel extractor fan above, space for fridge freezer, central island with granite work surfaces above extending into breakfast bar with drawers below, double glazed doors to rear leading to rear garden, double glazed windows to side, three double glazed Velux windows, coved cornicing to smooth ceiling with fitted spotlights, vertical standing radiator, Amtico flooring, door to:

Office

11’0 x 8’1

Coved cornicing to smooth ceiling with fitted spotlights, space for storage cupboards, Amtico flooring, door to:

Garage

8’1 x 6’0

Double doors to front opening to front garden, power and lighting.

Sitting Room

15’1 x 11’1

Double glazed internal bi-folding doors opening to conservatory, double glazed window to rear and side, coved cornicing to smooth ceiling with fitted spotlights, two radiators, Amtico flooring, door to:

Utility Room

11’1 x 6’0

Range of wall and base level units with laminate work surfaces above, space for washing machine and tumble dryer below, door to rear leading to rear garden, smooth ceiling with spot lights, radiator with decorative cover, tiled flooring, door to:

Downstairs W/C

Two piece suite comprising wall mounted wash hand basin with mixer tap and cupboard below, low level w/c, radiator, double glazed obscure window to side, smooth ceiling with spot lights, partially tiled walls, tiled flooring.

Conservatory

15’1 x 9’1

Double glazed doors to rear with fitted blinds leading to rear garden, double glazed windows to rear and sides with fitted blinds, ceiling fan lighting, tiled flooring.

First Floor Landing

Double glazed obscure window to side, coved cornicing to smooth ceiling with pendant lighting, stairs leading to second floor landing, carpeted flooring, doors to:

Bedroom One

17'1 x 13'7

Double glazed leaded box bay window to front with fitted contemporary shutters, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring, door to:

Dressing Room

9’3 x 8’1

Coved cornicing to smooth ceiling with fitted spotlights, loft access, fitted wardrobes, carpeted flooring, door to:

En-Suite

Three piece suite comprising corner shower cubicle with rainfall shower above and handheld shower attachment, wall mounted wash hand basin with mixer tap and storage below, low level w/c, wall mounted chrome heated towel rail, double glazed obscure window to rear, smooth ceiling with pendant lighting, partially tiled walls, tiled flooring.

Bedroom Two

14’0 x 12’0

Double glazed window to rear with fitted contemporary shutters, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Three

9’1 x 9’0

Double glazed window to rear with fitted contemporary shutters, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Five

9’1 x 8’0

Double glazed leaded window to front with fitted contemporary shutters, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom

Three piece suite comprising panelled bath with handheld shower attachment and shower screen, wall mounted wash hand basin with mixer tap and storage under, low level w/c, wall mounted mirrored cabinet, double glazed obscure window to side, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

Second Floor Landing

Smooth ceiling with pendant lighting, carpeted flooring, door to:

Bedroom Four

16’0 x 11’0

Double glazed Velux windows to sides, double glazed window to rear, smooth ceiling with pendant lighting, built in storage cupboard, carpeted flooring.

Rear Garden

Commencing to slab paved patio seating area, remainder laid to artificial lawn with raised sleeper beds to borders, further decked seating area to rear, shed to side.

Front Garden

Block paved driveway providing ample off street parking, access into garage and entrance door.

Nearby Train Stations
Leigh-on-Sea Station – 0.2 miles
Chalkwell Station – 1.3 miles
Westcliff Station – 2.2 miles

Direct C2C services to London Fenchurch Street make this an excellent location for commuters.

Nearby Schools

Primary Schools
West Leigh Infant School – 0.4 miles
West Leigh Junior School – 0.4 miles

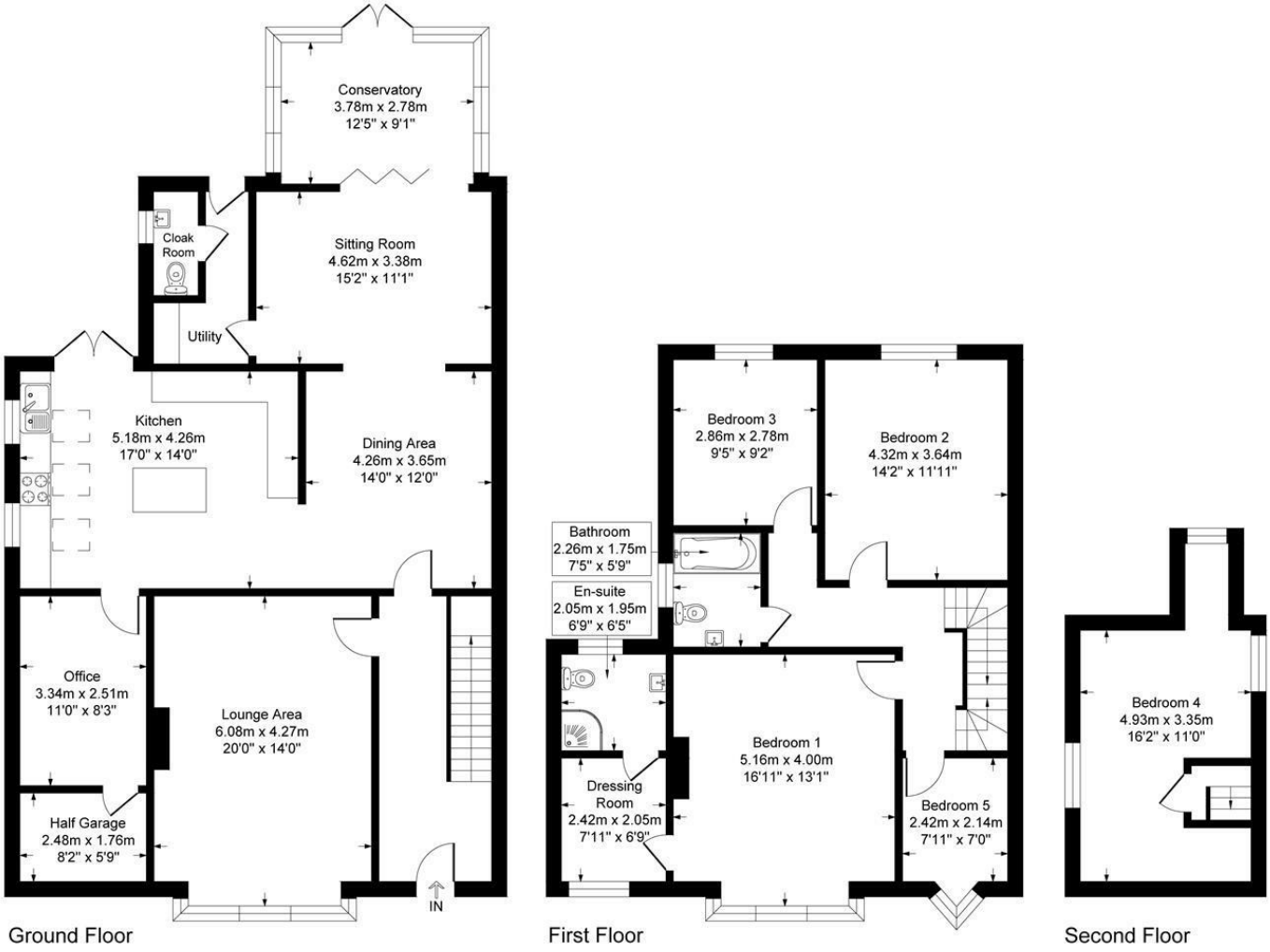
Secondary Schools
Belfairs Academy – 0.5 miles

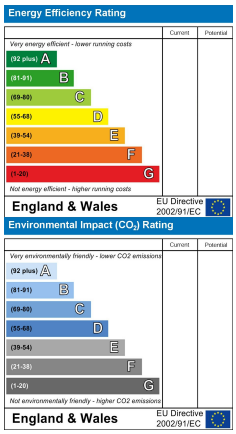
Independent Schools
St. Michael’s School – 0.2 miles

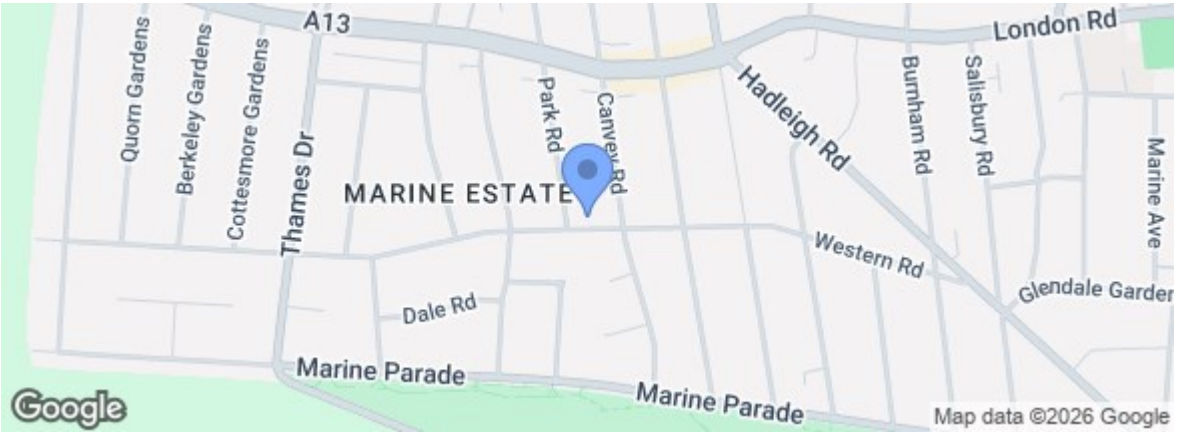
Local Area Highlights
Walking distance to Leigh Broadway’s shops, cafés, bars and restaurants
Close to Leigh seafront and beach walks
Excellent transport links via A13 and local bus routes
Highly sought-after residential location
Fantastic family-friendly community atmosphere

Western Road

Approximate Gross Internal Floor Area = 224.9 sq m / 2421 sq ft







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