

**To arrange a viewing contact us
today on 01268 777400**



Merryfield Approach, Leigh-On-Sea Offers in the region of £425 000

The ground floor provides a well-balanced layout, featuring a spacious lounge with direct access to the rear garden, a separate dining room ideal for entertaining, and a modern fitted kitchen with ample storage and workspace. There is also a convenient downstairs W/C and a versatile additional reception room, which could be used as a home office, playroom or potential fourth bedroom.

Upstairs, the property boasts three well-proportioned double bedrooms, along with a stylish four-piece family bathroom complete with both a bath and separate shower.

Externally, the rear garden enjoys a desirable south-facing aspect, making it perfect for outdoor dining and relaxation. A substantial summerhouse, equipped with power and lighting, offers additional flexible space for a home office, gym or studio. To the front, there is ample off-street parking and side access to the garden.

The property is ideally located within easy reach of local amenities and transport links, including the A127, bus routes, and Leigh Station. It also benefits from excellent school catchment, being approximately 0.4 miles from Blenheim Primary School, around 1 mile from St Thomas More High School and Westcliff High School for Boys, as well as being just a short walk to local shops and amenities.

An internal viewing is highly recommended to fully appreciate the space, location and potential this fantastic home has to offer.

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Front Exterior

Off-street parking for multiple vehicles with side access leading to the rear garden and entrance to the property.

Porch

A welcoming porch area with windows to the front and side, exposed brick detailing and tiled flooring, leading through to the main entrance.

Kitchen

15'10" x 6'11" (4.83m" x 2.11m)

Fitted with a range of wall and base units, wooden work surfaces and tiled splashbacks. Features include a five-ring gas hob, integrated oven and grill, and space for appliances, along with a front-facing window providing natural light.

Lounge

32'8" x 14'0" (9.96m" x 4.27m")

A bright and spacious main reception room with French doors opening onto the south-facing garden. Features include a log burning stove and built-in storage.

Dining Room

13'7" x 13'5" (4.14m" x 4.09m")

A separate reception room overlooking the rear garden, perfect for family dining or entertaining guests.

Downstairs W/C

5'0" x 4'1" (1.52m" x 1.24m")

Conveniently located cloakroom with W/C and wash basin.

Bedroom 1

14'2" x 12'2" (4.32m" x 3.71m")

A generously sized double bedroom with built-in wardrobes and a front-facing aspect.

Bedroom 2

12'11" x 8'7" (3.94m" x 2.62m")

A well-proportioned double bedroom overlooking the rear garden.

Bedroom 3

10'1" x 10'0" (3.07m" x 3.05m")

Another good-sized double bedroom with views over the rear garden.

Bedroom 4 / Office

10'7" x 7'6" (3.23m" x 2.29m")

A versatile ground floor room, ideal as a fourth bedroom, study or playroom, with a front aspect window and side access door.

Family Bathroom

11'1" x 6'4" (3.38m" x 1.93m")

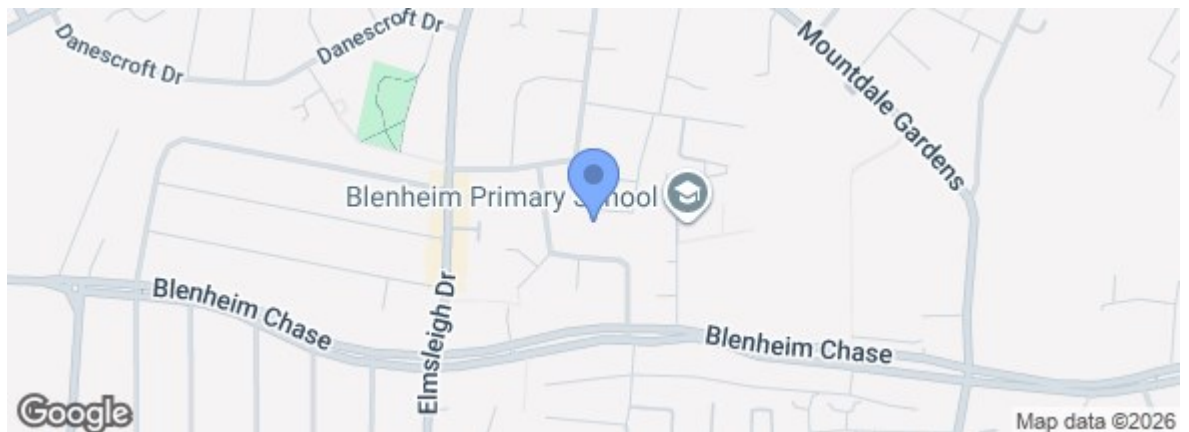
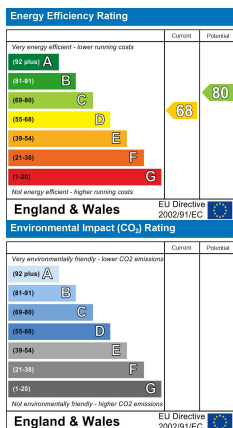
A modern four-piece suite comprising a bath, separate shower, W/C and wash basin, finished with stylish tiling.

Rear Garden

A south-facing garden featuring a patio area, lawn and planted borders, ideal for outdoor living.

Summer House

A substantial outbuilding with power and lighting, suitable for a variety of uses including a home office, gym or studio.



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