

Ist Call

SALES AND LETTINGS



Harridge Close, Leigh-On-Sea, SS9 4HD

Offers Over £350,000 - Freehold

A spacious two double bedroom semi-detached home offered chain free and with off-street parking for 2–3 vehicles as well as an impressive 70ft west-facing rear garden. The accommodation features a bright front lounge, separate dining room with French doors to the garden, a modern Shaker-style kitchen and a first floor bathroom. Both bedrooms offer built-in storage, while gas central heating, double glazing and newly fitted carpets in selected areas add to the appeal. Situated in a popular location within catchment for Blenheim Primary School as well as the highly regarded Westcliff High Grammar Schools, an internal viewing is recommended.

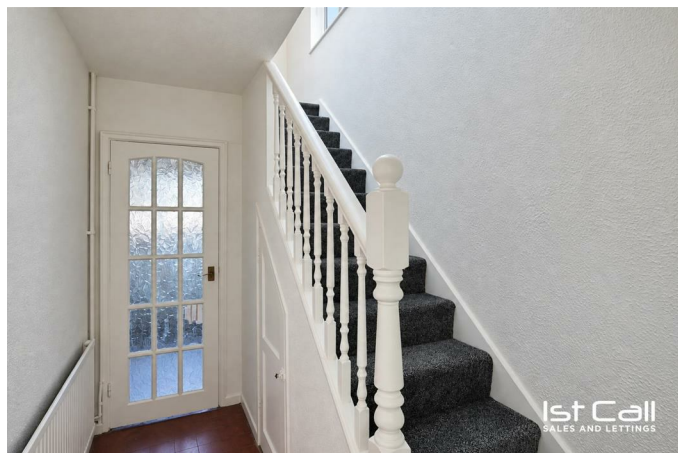
Accommodation Comprising

Obscure double glazed uPVC door to...

Enclosed Porch

Obscure double glazed window to front, smooth plastered ceiling, timber front door to...

Entrance Hall

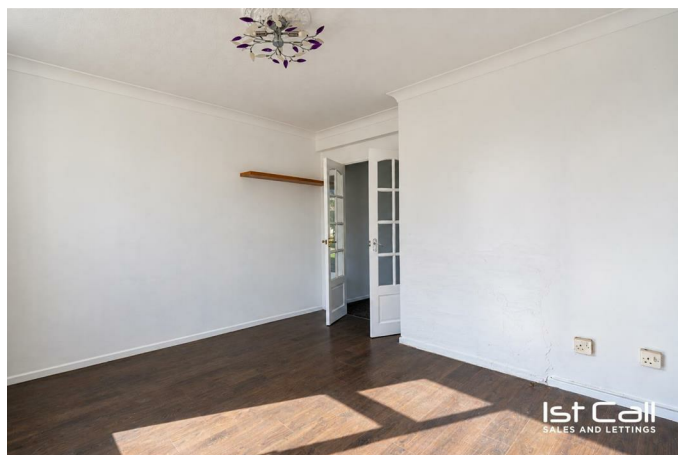


Original quarry tiled flooring, radiator, staircase to first floor with newly fitted carpet and understairs storage cupboard, doors off to...

Lounge 12'7 x 10'5 (3.84m x 3.18m)



Large double glazed window to front, radiator, laminate wood flooring, coved ceiling, double part glazed doors to...



Dining Room 8'11 x 8'10 (2.72m x 2.69m)



Double glazed french doors to rear garden, radiator, newly fitted carpet, coved ceiling with ceiling rose, door to...



Kitchen 9'10 x 9'6 (3.00m x 2.90m)



Range of modern fitted 'shaker' style base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas range cooker to remain with extractor hood over, dishwasher to remain, matching range of wall mounted units, built in pantry cupboard, tiled splashbacks, radiator, smooth plastered ceiling, double glazed window to rear...



First Floor Landing

Obscure double glazed window to side, newly fitted carpet, loft access, doors off to...

Bedroom 1 15'11 x 9'11 (4.85m x 3.02m)



Two double glazed windows to front, radiator, built in cupboard housing gas central heating & hot water boiler (we are advised that the boiler is only 18 moths old and has been annually safety tested)...



Bedroom 2 11'10 x 8'6 (3.61m x 2.59m)



Double glazed window to rear, radiator, built in wardrobe cupboard, additional built in storage cupboard, newly fitted carpet...



Bathroom 6'8 x 5'6 (2.03m x 1.68m)



White suite comprising panelled bath with central mixer tap and shower attachment, electric shower unit over with glazed shower screen, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, obscure double glazed window to rear...

Externally



Front Garden

Paved providing off street parking for 2/3 vehicles...

Rear Garden



Approx. 70' west facing rear garden comprising covered timber decked patio area with plumbing for washing machine, remainder mostly laid to lawn, brick built store, gates providing both side access and rear access with potential garage space to rear subject to necessary consents being sought and granted...



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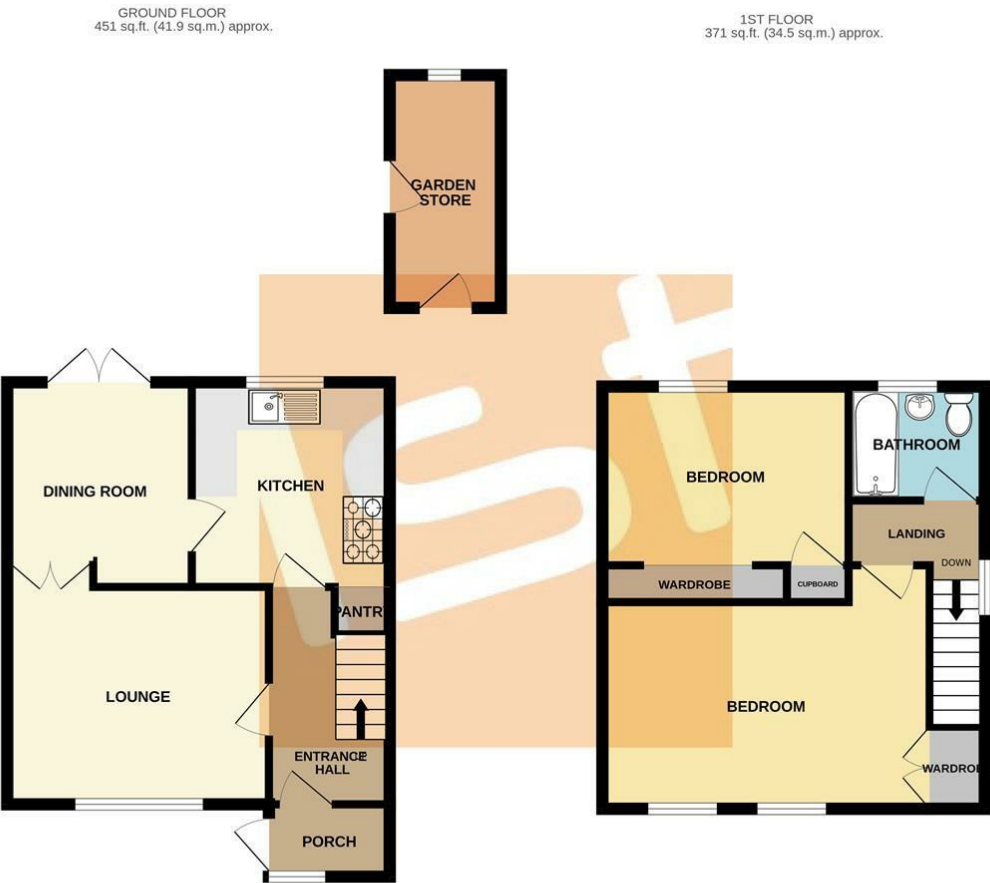
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Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Important Information & Property Images

Floor Plan

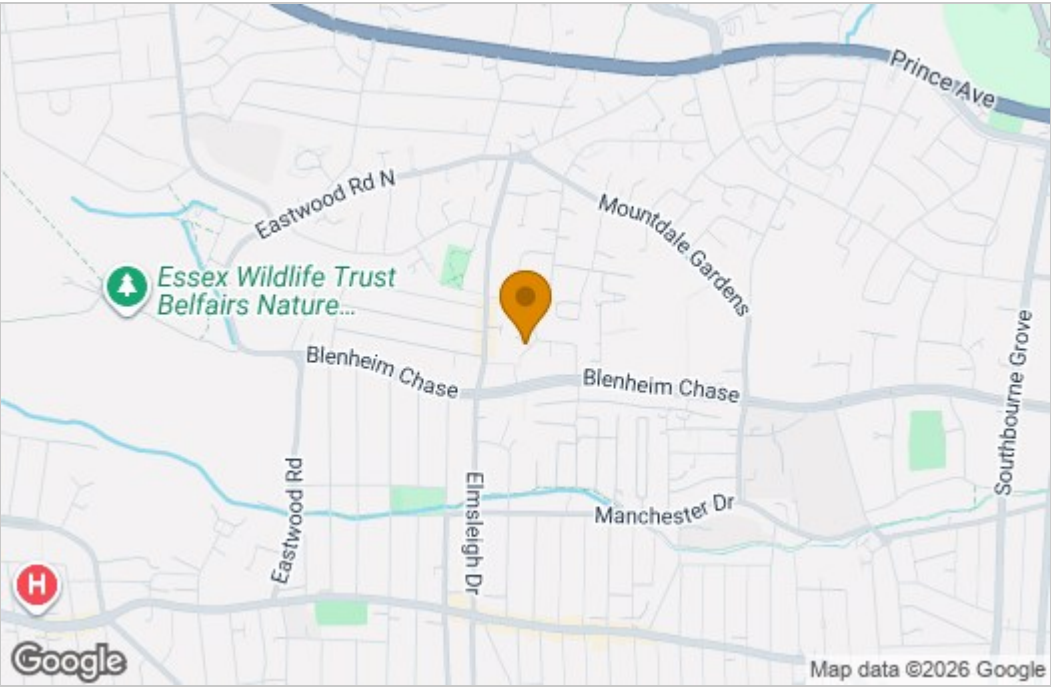


TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

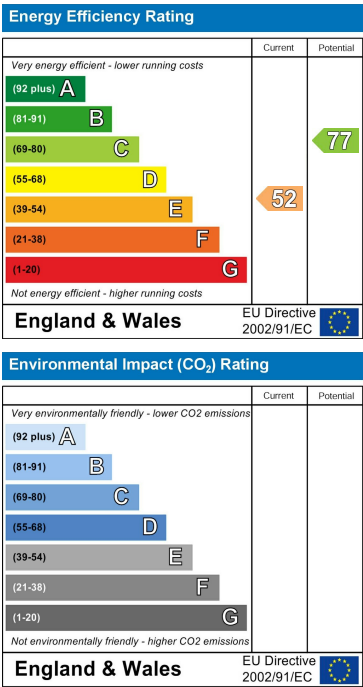
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Area Map



Energy Efficiency Graph



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