



* To request a viewing, please click 'Email Agent' and complete the enquiry form in full * This deceptively spacious four double bedroom home offers open-plan living on the ground floor, a modern fitted kitchen, a downstairs w/c, conservatory, practical utility room within the converted garage and a secluded rear garden. While upstairs you will find four well-proportioned bedrooms and a three-piece family bathroom. To the front of the property, you have parking for three to four vehicles and are only a walk to Leigh Station for commuters. The home is located conveniently for plenty of amenities and bus links, while Belfairs Academy and the favoured West Leigh Schools are both within the catchment area.

London Road

Leigh-on-Sea

£2,200

- To book a viewing, click 'Email Agent' and complete the form.
- Parking for three/four vehicles
- Convenient downstairs W/C
- Modern fitted kitchen
- Utility room and half-garage
- Four double bedroom semi-detached house to let
- Only a short walk to Leigh Station
- Open-plan reception rooms
- Only a walk to Leigh Broadway and Old Leigh
- West Leigh Schools catchment area



London Road



Frontage

Driveway providing parking for up to 3 to 4 vehicles, shrubbery border, access to half-garage, gated side access to garden, UPVC double glazed obscured front door with obscured sidelight leading to:

Entrance Hall

Carpeted staircase rising to first floor landing, dado rail, skirting, access to WC, wooden flooring.

Downstairs W/C

7'3" x 2'8"

Obscured UPVC double glazed window to side aspect with leadlighting, toilet with hidden cistern, vanity unit wash basin and chrome mixer tap, partially tiled walls, coving, radiator, tiled flooring.

Kitchen

8'9" x 8'6"

UPVC double glazed leadlight oriel window to front aspect, modern gloss kitchen units both wall-mounted and base level comprising; eye-level microwave, integrated oven with four ring burner gas hob with extractor over, stainless steel sink and a half with drainer and brushed nickel mixer tap, integrated dishwasher, integrated fridge, laminate worktops, modern fin style radiator, wood effect laminate flooring.

Lounge

15'11" x 11'8"

Patio sliding doors giving access to the conservatory, double radiator and a further single radiator, coving, skirting, wooden flooring (opens through into the dining room).

Dining Room

12'6" x 8'0"

Double glazed window to rear aspect, radiator, coving, skirting, wooden flooring.

Utility Room

9'2" x 7'10"

Base level kitchen units comprising; laminate worktops with cupboard, space for under counter washer dryer, space for a large American style fridge freezer, skirting, wood effect laminate flooring, door through to half-garage.

Half-Garage

Up and over door, storage area, power and lighting.

Conservatory

UPVC double glazed French doors and windows all around, tile effect lino flooring, space for a workstation and dining table.

First Floor Landing

14'8" x 6'2"

Doors to all rooms, dado rail, storage cupboard, radiator, carpet, loft access.

Master Bedroom

11'10" x 10'8"

Double glazed window to rear aspect, radiator, coving, skirting, and carpet.

Bedroom Two

12'7" x 8'0"

Double glazed window to rear aspect, radiator, skirting, and carpet.

Bedroom Three

10'0" x 8'9"

Double glazed leadlight window to front aspect, radiator, skirting, and carpet.

Bedroom Four

9'10" x 8'9"

Double glazed leadlight window to front aspect, radiator, skirting, and carpet.

Three-Piece Family Bathroom

8'0" x 5'1"

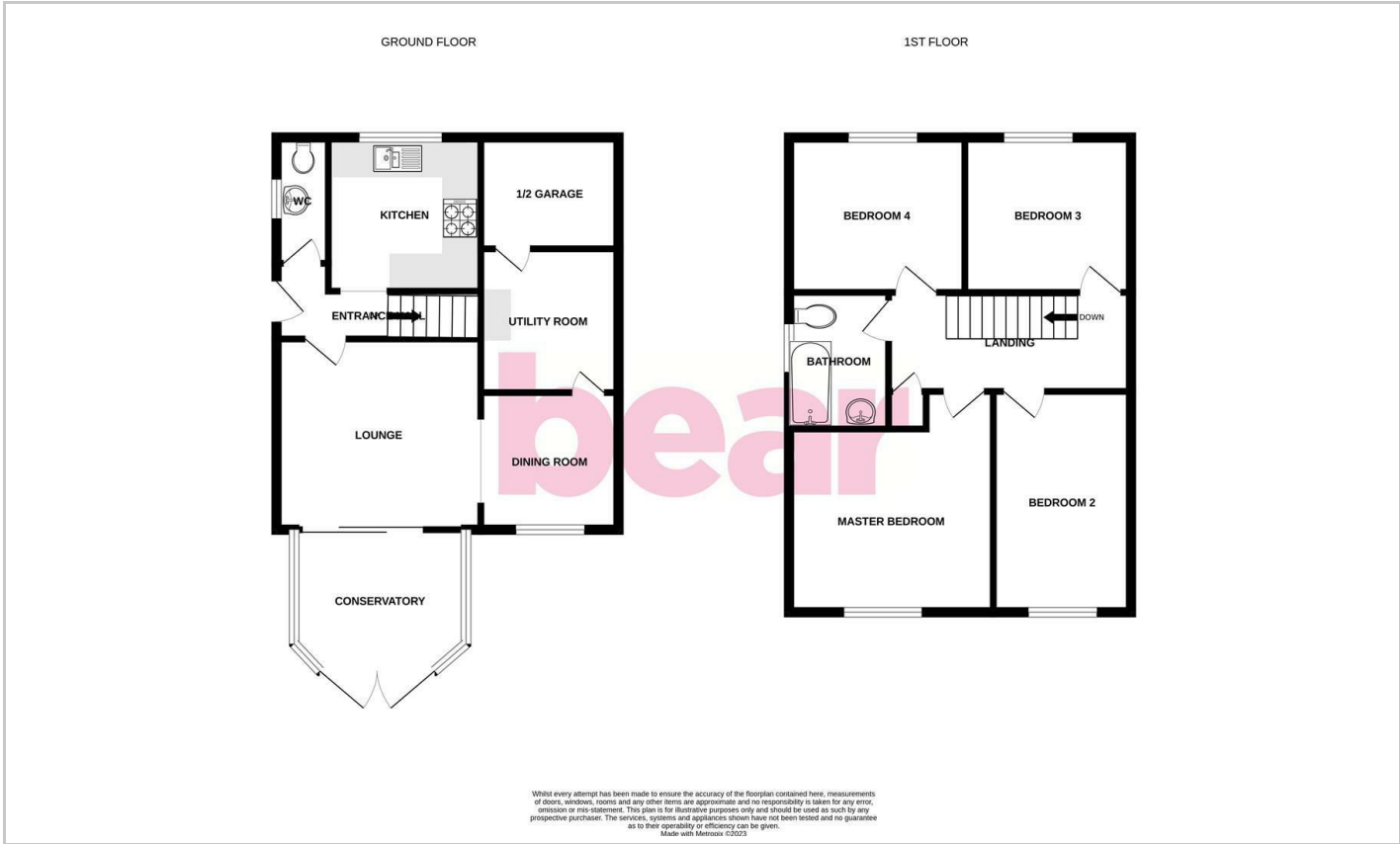
UPVC Double glazed obscured leadlight window to rear aspect, bath with drencher head and secondary shower attachment, vanity unit with wash basin and chrome mixer tap, low-level w/c, extractor fan, spotlighting, chrome towel radiator, partially tiled walls, tiled flooring.

Rear Garden

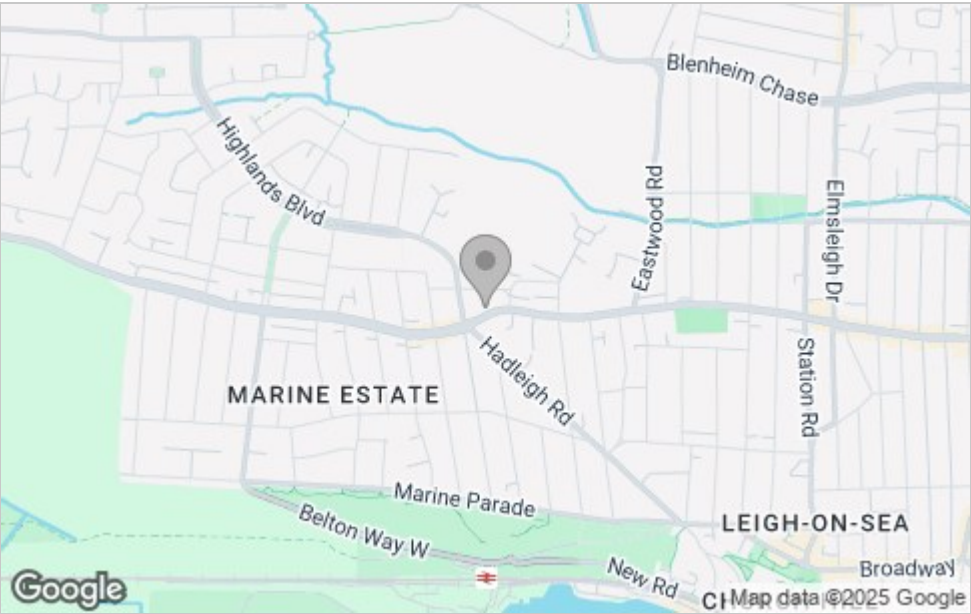
Side access, fenced all around, trees for privacy, block paved patio area, rear decked seating area, shingle area and lawn.



Floor Plan



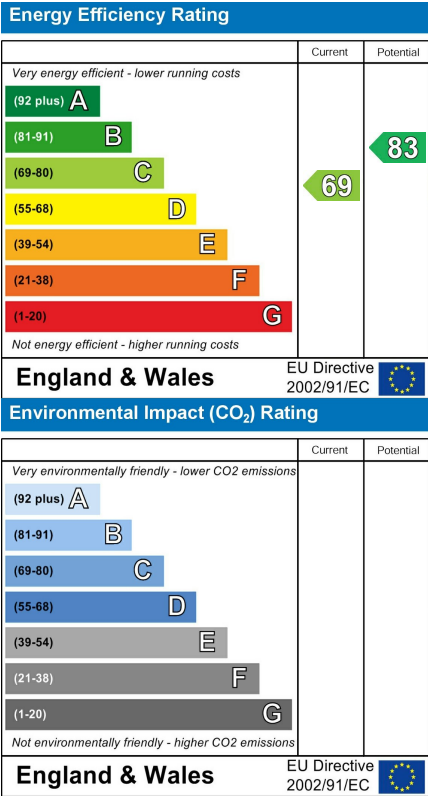
Area Map



Viewing

Please contact our Westcliff-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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797 London Road, Westcliff-on-Sea, Essex, SS0 9SY

Office: 01702 899 780 info@bearlettings.co.uk