



* £375,000 - £400,000 * OVERLOOKING BLENHEIM PARK * TWO RECEPTION ROOMS * HUGE POTENTIAL TO EXTEND STP * Situated in the popular Mountdale Gardens area of Leigh-on-Sea, this charming semi-detached home offers spacious accommodation and a fantastic balance of comfort and convenience. Boasting three well-proportioned bedrooms, the property is perfectly suited to families or anyone seeking additional living space. The bright and spacious bay-fronted lounge creates a welcoming focal point to the home, providing an ideal setting for both relaxing and entertaining. Externally, the property benefits from a well-maintained driveway offering off-street parking for one to two vehicles, a valuable feature in this desirable location. The generous rear garden is a standout feature, complete with an outbuilding, greenhouse, and summerhouse, making it perfect for gardening enthusiasts, outdoor entertaining, or simply enjoying the peaceful surroundings. Ideally positioned for commuters, Leigh Station is just a short drive away, offering convenient links into London. Combining spacious living with excellent outdoor space and easy access to local amenities and transport connections, this attractive home presents a wonderful opportunity in the heart of Leigh-on-Sea.

- Semi-detached house
- Three great size bedrooms
- Driveway creating parking for one to two vehicles
- Spacious bay-fronted lounge
- Shower room with separate WC
- Generous rear garden with outbuilding, greenhouse and summerhouse
- Large bay-fronted master bedroom with fitted wardrobes and dressing table
- Great school catchment area and walking distance to the Grammar Schools
- Access to local amenities
- Short drive to Leigh Station for London commuters

Mountdale Gardens

Leigh-on-Sea

£375,000

Price Guide



Mountdale Gardens



Frontage

Block-paved driveway creating parking for one to two vehicles, side access to the rear garden, access to:

Front Porch

5'10" x 5'3"

UPVC double-glazed French doors to the front, double-glazed windows to the front and side, shelving, tiled flooring, access to:

Entrance Hallway

12'4" x 5'11"

Smooth ceiling with a pendant light, carpeted stairs rising to the first-floor landing, UPVC double-glazed entrance door to the front, radiator, cupboard housing the utility meters, real wood flooring, door to:

Lounge

14'9" into the bay x 12'3"

Coved ceiling, double-glazed bay windows to the front, wall-hung double radiator, feature fireplace with a tiled surround and a gas fire, real wood flooring, door to:

Dining Room

11'6" max x 10'4"

Smooth coved ceiling, display cabinet with a shelf, base level unit and a top box, double-glazed French doors to the rear leading out to the garden, radiator, real wood flooring, opening to:

Kitchen

11'6" x 7'9"

Smooth ceiling. Modern shaker-style kitchen comprising of; wall and base-level units with a roll-edge laminate worktop, stainless steel sink and drainer with a tiled splashback, pull-out drawers, display cabinet, shelving, base-level drawers, space for a washing machine, space for a cooker, double-glazed window to the rear overlooking the garden, obscured UPVC double-glazed door to the rear leading out to the garden, cupboard housing a wall-mounted Baxi boiler, space for a fridge freezer with a top box, understairs larder cupboard, tile-effect flooring.

First Floor Landing

Smooth ceiling with a loft hatch, double-glazed windows to the side, carpet.

Bedroom One

15'7" into the bay x 10'11"

Smooth ceiling with a fan light and a pendant light with a pull switch, double-glazed window to the front with views over

Blenheim Park, radiator, range of bedroom furniture including; a dressing table with base-level units and drawers, floor-to-ceiling wardrobes with drawers and top boxes, additional built-in double wardrobe, carpet.

Bedroom Two

10'11" x 9'11"

Smooth ceiling with a pendant light, picture rails, double-glazed window to the rear overlooking the garden, built-in storage cupboard, radiator, carpet.

Bedroom Three

9'0" x 7'4"

Smooth ceiling with a pendant light, picture rails, double-glazed window to the front overlooking Blenheim Park, storage cupboard over the stairs, radiator, lino flooring.

Shower Room

7'3" x 5'4"

Smooth ceiling with inset spotlights, obscured double-glazed window to the rear, airing cupboard housing the water tank, vanity unit wash basin, double walk-in shower with a rainfall head and shower hose, extractor fan, fully tiled walls, tiled flooring, wall-hung chrome heated towel rail.

Separate WC

4'5" x 2'6"

Smooth ceiling with inset spotlights, obscured double-glazed window to the side, low-level WC, fully tiled walls, tiled flooring.

Rear Garden

Commences with a raised patio area with the remainder laid to lawn, established tree, shrub and flower borders, brick storage shed, greenhouse, summerhouse to the very rear, outside lighting, outside tap, side access back to the front driveway.

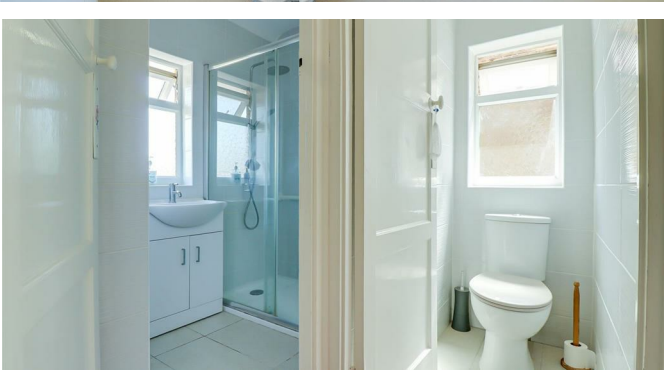
Outbuilding

Outside WC in the front section, a smaller storage area in the middle and a large storage area to the rear.

Summerhouse

Agents Notes:

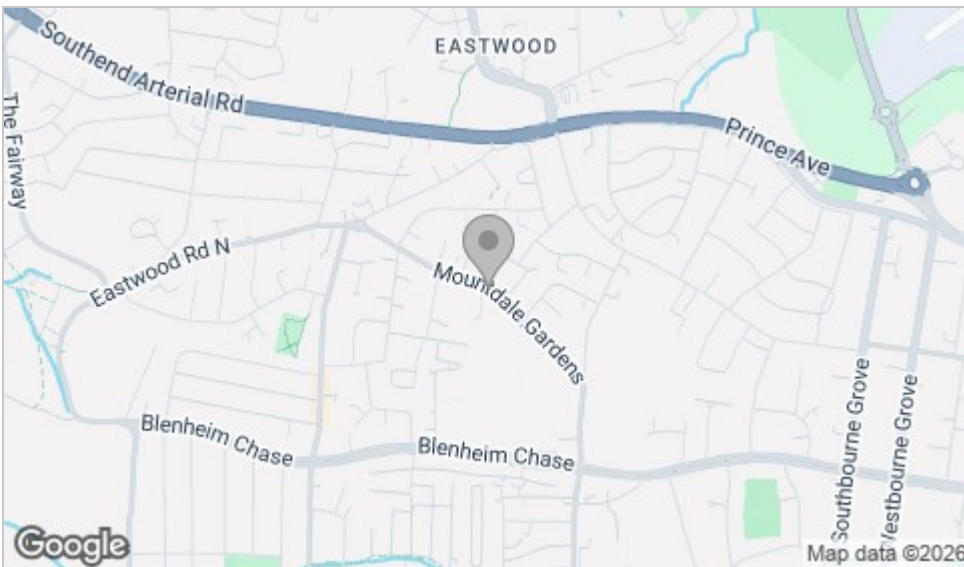
Council tax band: C



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	