



* £650,000- £675,000 * Welcome to this impressive semi-detached house located on the desirable Percy Road in Leigh-on-Sea, nestled within the renowned 'Marine Estate'. This heavily extended property boasts four bedrooms, making it an ideal family home. As you enter and pass through the hallway, you are greeted by a generous bay-fronted lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the stunning open-plan kitchen family room, which provides a modern and functional space for cooking and socialising. This area is designed to bring families together, ensuring that everyone can enjoy quality time. The property features two well-appointed bathrooms, including a convenient downstairs shower room, which adds to the practicality of the home. Additionally, there is a study that can serve as a quiet workspace or a playroom for children, catering to the diverse needs of modern living. Outside, the property benefits from a driveway that accommodates parking for one large vehicle, along with an attached garage for extra storage or vehicle space. The location is not only picturesque but also offers a sense of community, making it a perfect place for families to settle down. In summary, this four-bedroom semi-detached house on Percy Road is a remarkable find, combining spacious living areas, modern amenities, and a prime location within one of Leigh-on-Sea's finest estates.

- Heavily extended semi-detached house
- Impressive kitchen family room
- Driveway and attached garage
- Downstairs four-piece shower room as well as an upstairs three-piece bathroom
- Westleigh and Belfairs Academy catchments
- Sought after Marine Estate location
- Generous bay-fronted lounge
- Additional study
- Master bedroom with west facing balcony
- Short walk to Leigh Station and Leigh Broadway shopping facilities

Percy Road

Leigh-On-Sea

£650,000

Price Guide



Percy Road



Frontage

Off-street parking for one large vehicle, attractive front garden area (potential for additional parking), access to the attached garage, side access to the rear garden, access to:

Entrance Hallway

6'1" x 4'11"

Smooth coved ceiling with a ceiling rose and a pendant light, carpeted stairs rising to the first floor, UPVC obscured double-glazed entrance doors to the front, storage cupboard housing the fuse box, radiator, original Parquet flooring, double doors giving access to:

Lounge

17'9" into the bay x 17'1" > 14'4"

Smooth coved ceiling with a ceiling rose and a pendant light, double-glazed bay windows to the front with fitted plantation shutter blinds, understairs cupboard, built-in electric fire, carpet, double doors to:

Kitchen Family Room

20'6" x 18'6"

Smooth coved ceiling, double-glazed windows to the rear overlooking the garden, double-glazed French doors to the rear leading out to the garden with adjacent double-glazed floor-to-ceiling windows. Modern shaker-style cream gloss kitchen comprising of wall and base level units with a roll edge laminate worktop, 1.5 ceramic sink and drainer with a chrome mixer tap and a filter water tap, display cabinets, drawers, space for a fridge freezer, space for a range cooker with an extractor fan above and a glass splashback, breakfast bar area, integrated dishwasher, two radiators, plate rack with a book shelf, tiled upstands, tiled flooring, wall hung electric fire, door to:

Study

8'0" x 6'10"

Double-glazed Velux window to the front, obscured double-glazed window to the side, built-in cupboards including a cupboard housing the Vaillant wall-mounted combination boiler, radiator, tiled flooring, door to:

Shower Room

9'5" x 8'0"

Smooth coved ceiling with inset spotlights, cupboard housing the washing machine and tumble dryer on a stacker system, obscured double-glazed windows to the rear, extractor fan, corner vanity unit wash basin, bidet, low-level WC, double walk-in shower with a rainfall head and a shower hose, radiator, tiled flooring.

First Floor Landing

Smooth coved ceiling, loft hatch, storage cupboard, carpet.

Bedroom One

13'5" x 11'0"

Smooth coved ceiling with a ceiling rose and a pendant light, radiator, carpet, double-glazed French doors to the front with a west-facing balcony.

Bedroom Two

9'7" x 9'1"

Smooth coved ceiling with a ceiling rose and a pendant light, double-glazed windows to the rear with fitted plantation shutter blinds, radiator, carpet.

Bedroom Three

10'7" x 6'11"

Smooth coved ceiling with a ceiling rose, double-glazed window to the rear overlooking the garden with fitted plantation shutter blinds, radiator, carpet.

Bedroom Four

8'6" x 6'10"

Smooth coved ceiling with a pendant light, double-glazed window to the front with fitted plantation shutter blinds, built-in wardrobes, radiator, carpet.

Family Bathroom

7'8" x 5'10"

Smooth ceiling, obscured double-glazed window to the side, low-level WC, panelled bath with a shower over, pedestal wash basin, fully tiled walls, tiled flooring.

Rear Garden

Commences with a patio with the remainder laid to lawn, raised tree and shrub borders, further patio to the very rear with a garden shed, outside tap, outside lighting, side access back to the front driveway.

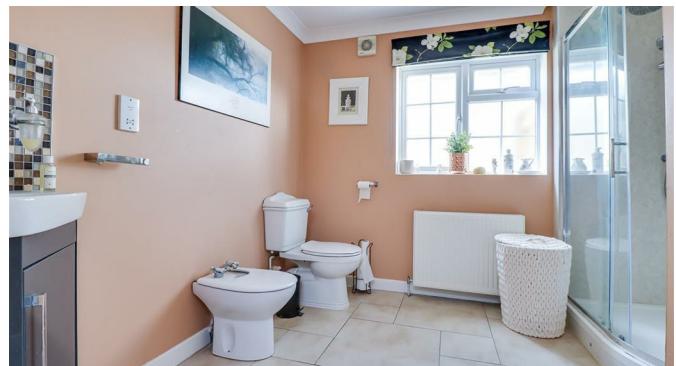
Attached Garage

16'3" x 7'4"

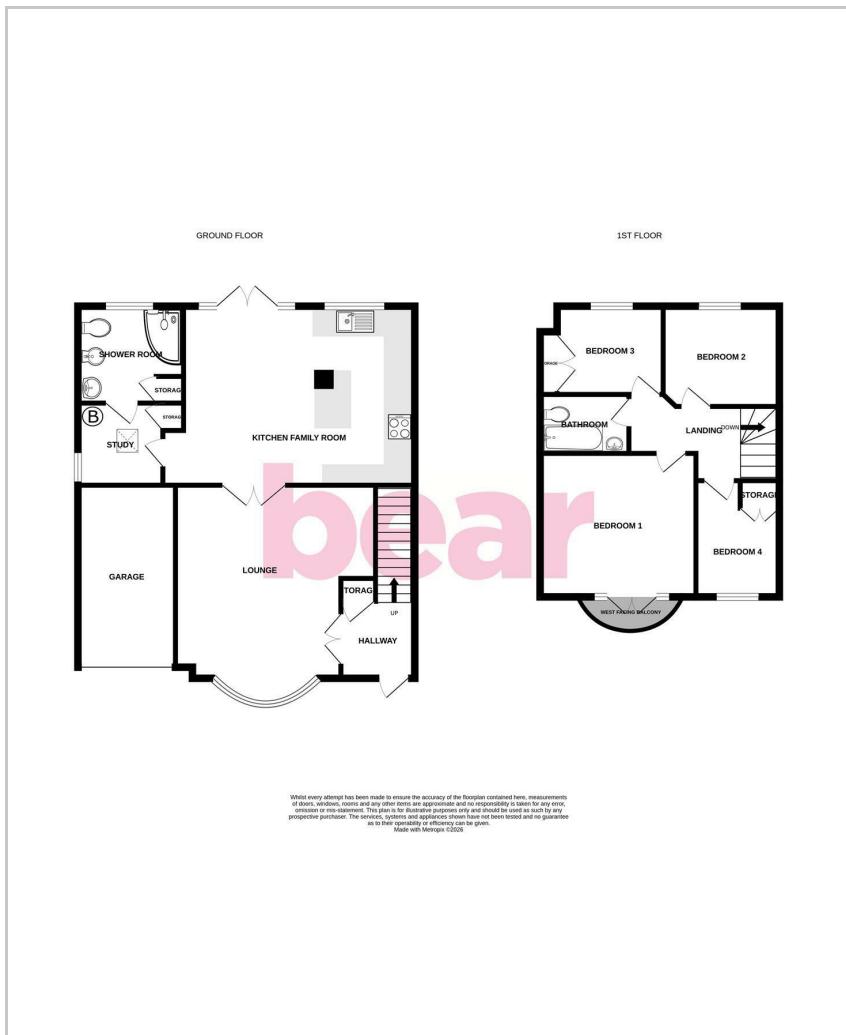
Power, light, concrete base.

Agents Notes:

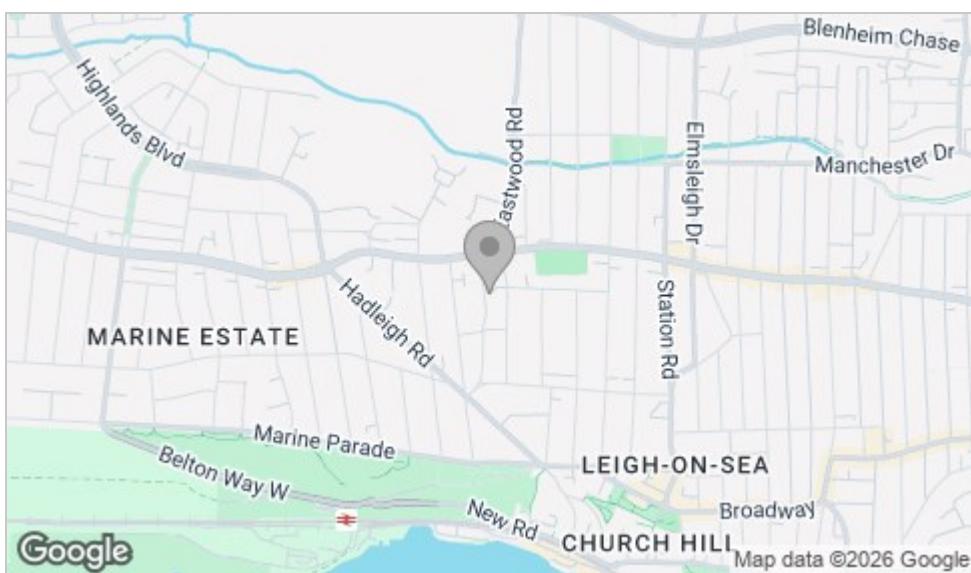
Council tax band: D



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

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	