



\* £425,000 - £450,000 \* Located in the charming Glendale Gardens of Leigh-on-Sea, this delightful mid-terraced family home offers a perfect blend of character and modern living. With three generously sized bedrooms, and a potential fourth within the dining room, this property is ideal for families seeking space and comfort. The well-appointed reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining. One of the standout features of this home is the south-facing rear garden, which invites an abundance of natural light and creates a lovely outdoor space for children to play or for hosting summer gatherings. The garden is a tranquil retreat, allowing you to enjoy the beauty of the outdoors right at your doorstep. Situated in a prime central location, this property is just a short stroll away from the vibrant Broadway and the picturesque beachfront. Residents will appreciate the convenience of local shops, cafes, and amenities, all within easy reach. The area is well-connected, making it an excellent choice for those commuting to London or exploring the surrounding regions. This characterful home in Leigh-on-Sea is not just a property; it is a lifestyle choice, offering the perfect balance of coastal living and community spirit. Whether you are looking to settle down or invest in a family home, this property is sure to impress. Do not miss the opportunity to make this charming house your new home.

- Character mid-terraced family home sold with no onwards chain
- Large bay-fronted lounge
- South facing rear garden
- Close to local amenities
- Leigh Station close by for London commuters
- Three/four well-sized bedrooms
- Spacious kitchen-diner
- Three-piece family bathroom and a downstairs WC
- Walking distance to the Broadway and Beachfront
- Prime central Leigh-on-Sea location south of the London Road

## Glendale Gardens

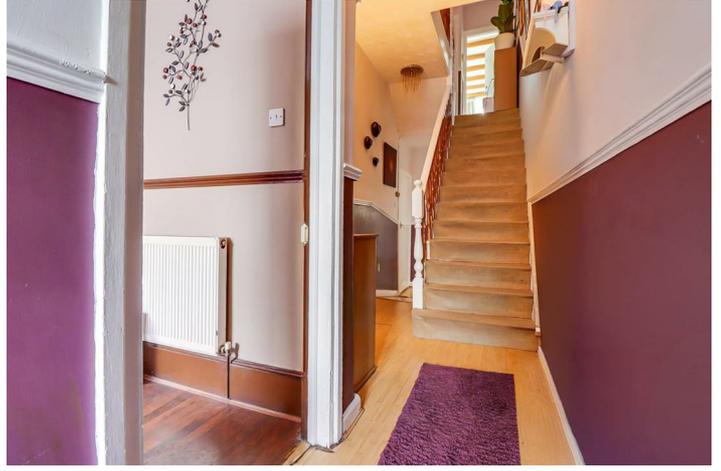
Leigh-on-Sea

**£425,000**

Price Guide



# Glendale Gardens



## Frontage

Shingled area, overhanging front porch, pathway leading to:

## Front Porch

Wooden entrance door to the front, decorative windows to the front, door to:

## Entrance Hallway

Coved ceiling with two pendant lights, dado rail, entrance door to the front, carpeted stairs rising to the first floor landing, wood-effect laminate flooring, door to:

## Bay-Fronted Lounge

13'3" into bay x 12'4"

Coved ceiling with a pendant light, bay window to the front, dado rail, feature fireplace with a gas fire, radiator, wood-effect laminate flooring.

## Bedroom Four/Dining Room

11'1" x 10'7"

Coved ceiling with a pendant light, double-glazed door to the rear leading out to the garden, radiator, and wood-effect laminate flooring.

## Kitchen/Diner

15'8" x 11'1"

Pendant light, double-glazed window to the side, window to the rear overlooking the garden, wooden stable door to the rear opening out onto the garden. Wooden kitchen comprising of; wall and base-level units with a roll edge laminate worktop, inset stainless steel sink and drainer with a chrome mixer tap, space for an oven and grill with a four-ring electric hob, space for a dishwasher, space for an American-style fridge freezer, space for a six-seater dining table, tiled splashbacks, radiator, carpet and lino flooring.

## Downstairs WC

4'7" x 2'9"

Smooth ceiling with a pendant light, obscured double-glazed window to the side, low-level WC, vanity unit wash basin, part-tiled walls, tiled flooring.

## First Floor Landing

Coved ceiling with a pendant light, radiator, carpet, doors to all rooms.

## Bedroom One

15'10" x 10'11"

Smooth ceiling with a pendant light, double-glazed window to the side, radiator, wood-effect laminate flooring.

## Bedroom Two

12'5" x 11'1"

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

## Bedroom Three

10'11" x 10'7"

Ceiling with wooden beams and a pendant light, double-glazed window to the front, radiator, carpet.

## Three-Piece Bathroom

6'0" x 5'8"

Smooth ceiling with a pendant light, obscured double-glazed window to the side, panelled bath with an electric shower over, low-level WC, vanity unit wash basin, wall-hung chrome heated towel rail, fully tiled walls, tiled flooring.

## South Facing Rear Garden

Commences with a paved patio area with the remainder laid to lawn, mature shrub borders, further raised patio area to the rear with shed, outside tap.

## Agents Notes:

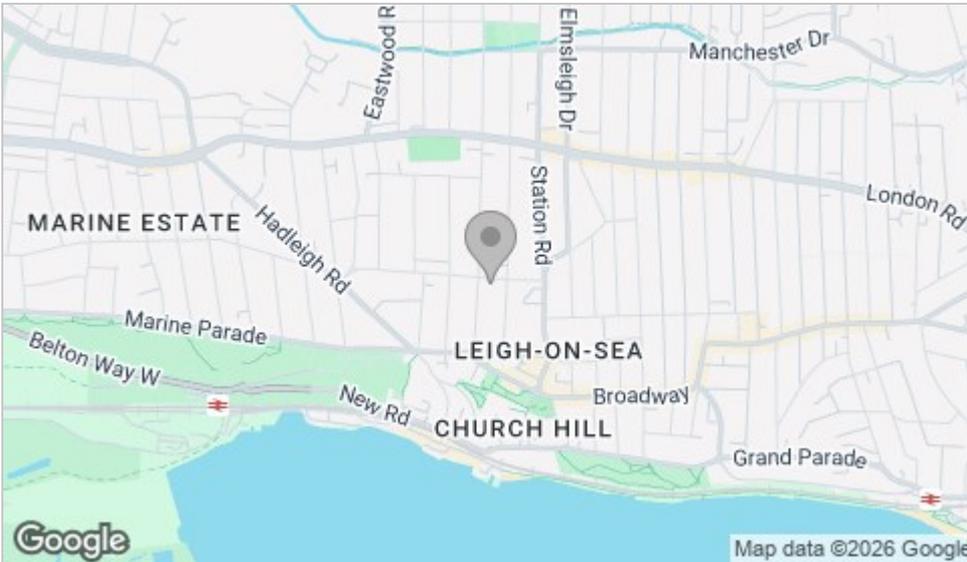
Council tax band: C



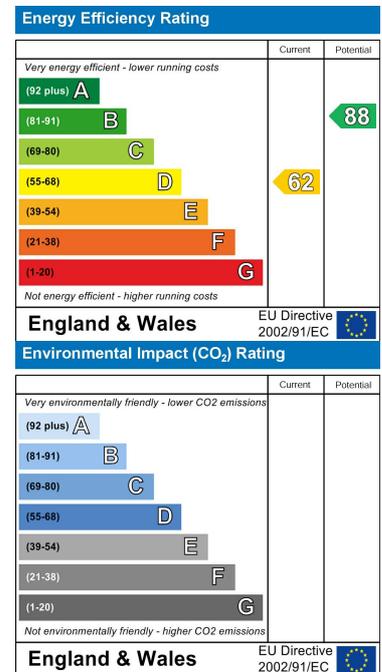
# Floor Plan



# Area Map



# Energy Efficiency Graph



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

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>