



* £450,000 - £500,000 * WEST-FACING REAR GARDEN * SHORT WALK TO LEIGH STATION AND BROADWAY * IN CATCHMENT FOR WEST LEIGH SCHOOLS * Nestled in the ever-popular Leighville Grove, this beautifully presented three-bedroom home offers the perfect blend of period charm and modern convenience. Set within a sought-after street just moments from Leigh Broadway, this property boasts an enviable location ideal for families and commuters alike. The accommodation comprises a spacious lounge-diner, a well-appointed kitchen, and a modern three-piece bathroom with underfloor heating. Upstairs, the first-floor landing leads to a generous master bedroom with fitted wardrobes, along with two further double bedrooms, offering ample space for family living. Finally completing this property is a west-facing garden, perfect for those who love to enjoy the afternoon and evening sun! This property falls within the catchment area for the highly regarded West Leigh School and Belfairs Academy, with the local grammar schools also conveniently nearby. Ideally situated south of London Road, this property close proximity to the vibrant amenities and excellent bus links of Leigh Broadway, just around the corner. For London commuters, Leigh Station is only a short stroll away, offering convenient access to the city. This spacious and stylish home in a highly sought-after location is a must see - book a viewing now!

Tax band: C

- Seconds from Leigh Broadway and Station
- West-facing rear garden
- Open plan living space
- Three-piece bathroom with underfloor heating
- Fitted wardrobes and ample storage
- In catchment to West Leigh Schools and Belfairs Academy
- South of the London Road
- Three doubles bedrooms
- Modern kitchen
- Motivated sellers that have already found

Leighville Grove

Leigh-on-Sea

£450,000

Price Guide



Leighville Grove



Frontage

Bay-fronted period property, brick wall, iron ornate fencing with gate, pebbled front garden with shrubs, Victorian style tiled pathway, leadlight front door with fan light leading to:

Lounge-Diner

22'11" × 11'8" m

UPVC double glazed bay-fronted window with bespoke plantation shutter, UPVC double glazed window to rear aspect with bespoke plantation shutter, log burner with black tiled hearth, bespoke fitted cupboards and shelving, two cast iron column radiators, smooth ceilings with inset spotlights and original cornicing, skirting, original wood flooring and centre carpeted stairs rising to the first floor.

Kitchen

9'1" × 7'0"

UPVC double glazed door leading to garden, UPVC double glazed window to side aspect, white gloss kitchen units both wall mounted and base level, kitchen comprised of; integrated CDG fridge/freezer, four ring Bosch gas hob, integrated Bosch oven, stainless steel Bosch extractor hood over, integrated AEG washing machine, black composite sink with drainer and brushed nickel mixer tap, smooth ceilings with inset spotlights and original cornicing, skirting, tiled flooring.

Bathroom

7'9" × 5'10"

UPVC double glazed obscured window to rear aspect, chrome towel radiator, wall mounted vanity unit with wash basin and chrome mixer tap, WC, double shower, smooth ceiling with inset spotlights, ceiling to floor tiles, tiled flooring with electric underfloor heating.

First Floor Landing

11'6" × 4'7"

Access to loft via pull-down ladder, smooth ceilings with inset spotlights, skirting, carpet.

Bedroom One

11'0" × 9'10"

UPVC double glazed windows to front aspect with bespoke plantation shutters, double radiator, built-in wardrobes and drawers, smooth ceiling with original cornicing, skirting, original wood flooring.

Bedroom Two

11'2" × 6'9"

UPVC double glazed window to rear aspect with bespoke plantation shutter, radiator, smooth ceilings with original cornicing, skirting, original wood flooring.

Bedroom Three

9'0" × 7'2"

UPVC double glazed window to rear aspect with bespoke plantation shutter, radiator, smooth ceilings with original cornicing, skirting, original wood flooring.

West-Facing Rear Garden

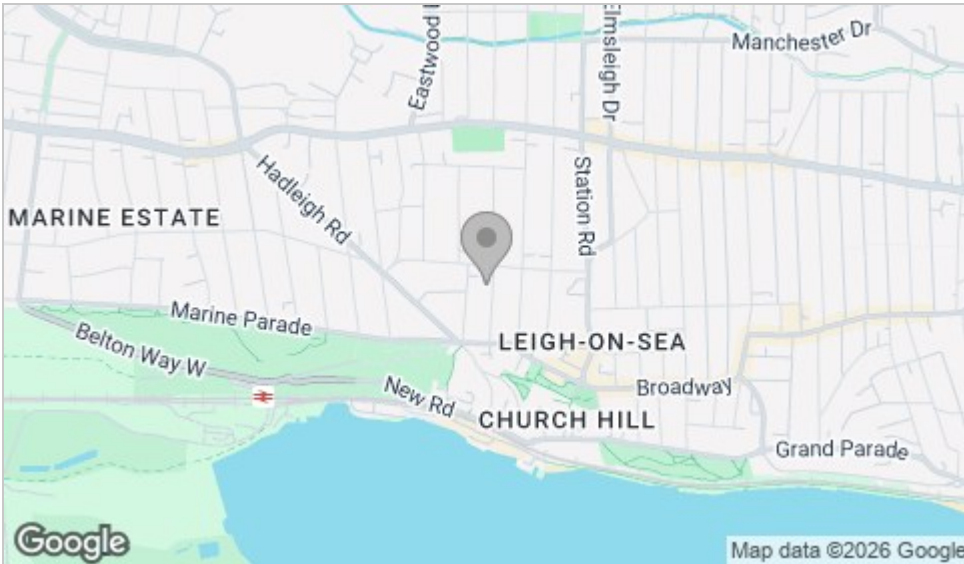
Commences with paved patio area and side access leading to front, low maintenance lawn area with flower and shrub border and a new shed to remain.



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

