



* GUIDE PRICE £750,000 - £800,000 * Located in the charming Leigh Gardens of Leigh-on-Sea, this delightful four-bedroom semi-detached house offers a perfect blend of space and comfort. The property boasts a generous layout, featuring three well-appointed reception rooms, including a bay fronted lounge, a dining room, and a study, providing ample room for both relaxation and entertaining. There is also a dual aspect sitting room to the rear overlooking the garden. The home has been thoughtfully extended to include a side, rear, and loft extension, enhancing its living space. The family bathroom is equipped with a stylish four-piece suite, and there is the added convenience of a downstairs WC for guests. Outside, the property benefits from a driveway that accommodates several vehicles, along with an integral garage for additional storage or parking. The west-facing rear garden is a lovely outdoor space, perfect for enjoying the afternoon sun. Location is key, and this home is ideally situated within walking distance to Leigh Station, making commuting a breeze. The vibrant Old Town and Broadway are also nearby, offering a variety of shops, restaurants, and local amenities. This semi-detached house is an excellent opportunity for families or those seeking a spacious home in a desirable area. With its blend of modern living and convenient location, it is sure to attract interest. Don't miss the chance to make this wonderful property your new home.

- Four bedroom semi detached house
- Four reception rooms including an office
- Four piece family bathroom and downstairs WC
- West backing rear garden
- West Leigh and Belfairs Academy catchments
- Driveway for several vehicles plus integral garage
- Modern fully fitted kitchen breakfast room
- Double bedroom in the roof with eaves storage
- Short walk to Leigh Station and Old Town
- Leigh Road and The Broadways shopping facilities nearby

Leigh Gardens

Leigh-On-Sea

£750,000

Price Guide



Leigh Gardens



Frontage

Paved driveway for at least two to three vehicles, outside tap, access to the garage, access to:

Entrance Hallway

Wooden entrance door with a leadlight stainless glass window, obscured glazed leadlight stained glass windows to the front surrounding the top half of the door, coved ceiling with a ceiling rose and a pendant light, picture rails, carpeted stairs to the first floor, radiator, carpet.

Lounge (currently used as the dining room)

16'7" x 12'5"

Smooth coved ceiling with a ceiling rose, double glazed bay windows to the front with obscured leadlight stained glass windows too. feature fireplace with a wooden surround and a granite hearth, large traditional radiator, original wooden floorboards.

Dining Room (currently used as the lounge)

13'11" x 12'5" > 11'4"

Smooth ceiling with a ceiling rose, double glazed door to the rear leading out to the garden with adjacent double glazed windows, feature fireplace with a wooden surround and a granite hearth, radiator, carpet.

Kitchen Breakfast Room

16'5" x 7'10"

Smooth ceiling with inset spotlights. Modern shaker style kitchen comprising of; wall and base level units with a granite worktop, inset Butler sink with draining grooves, space for a fridge freezer, breakfast bar area, space for a range cooker with a five ring gas hob and an extractor fan above, integrated Miele dishwasher, tiled splashbacks, Amtico flooring large understairs storage cupboard, door to the rear reception room, door to:

Study

10'6" x 8'4"

Two electric double glazed Velux windows to the side, large desk space and wall units, oak flooring.

Downstairs WC

4'7" x 4'3"

Smooth ceiling with inset spotlights, wall hung WC and mounted wash basin, mosaic tiled splashbacks, tiled flooring.

Integral Grage

16'2" x 8'0"

Double wooden doors to the front, concrete base, pitched roof (this can be boarded out for storage), shelving, worktop with space underneath for a tumble dryer, space for an overspill fridge freezer, power, light, cleaner sink.

Rear Sitting Room

12'9" x 9'3" > 7'5"

Smooth ceiling, double glazed French doors to the side leading out to the garden, double glazed windows to the rear overlooking the garden, vertical chrome radiator, oak flooring.

First Floor Landing

Smooth ceiling with a pendant light, leadlight stained glass window to the side, built in airing cupboard, carpet, stairs to the second floor.

Bedroom One

16'10" into the bay x 12'8"

Smooth coved ceiling with a ceiling rose and a pendant light, double glazed bay windows to the front with obscured leadlight stained glass windows, radiator, carpet.

Bedroom Two

13'10" x 12'7" > 10'9"

Smooth ceiling with a pendant light, double glazed windows to the rear overlooking the garden, radiator, feature fireplace with a wooden surround, carpet.

Bedroom Four

9'6" x 7'5"

Built in bedroom furniture including: floor to ceiling wardrobe, top boxes, dressing table and drawers, double glazed box window to the front, radiator, carpet.

Family Bathroom

8'9" x 6'11"

Smooth ceiling with inset spotlights and an extractor fan, double glazed windows to the rear overlooking the garden, obscured double glazed window to the side, roll edge bath with a shower hose, low-level WC, wall hung vanity unit wash basin, double shower area with a drencher head and a shower hose, two chrome heated towel rails, tiled walls, tiled flooring.

Second Floor Landing

Smooth ceiling with a pendant light, double glazed window to the side, carpet, door to:

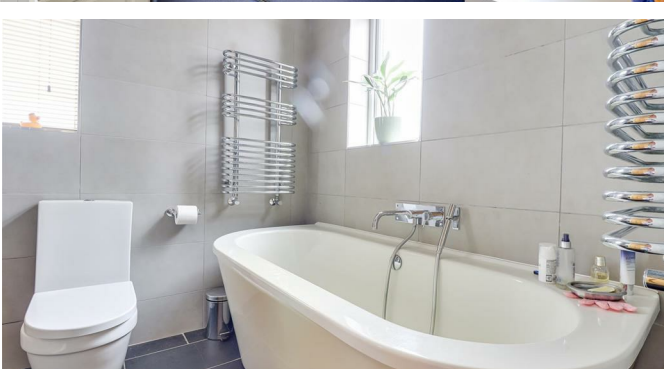
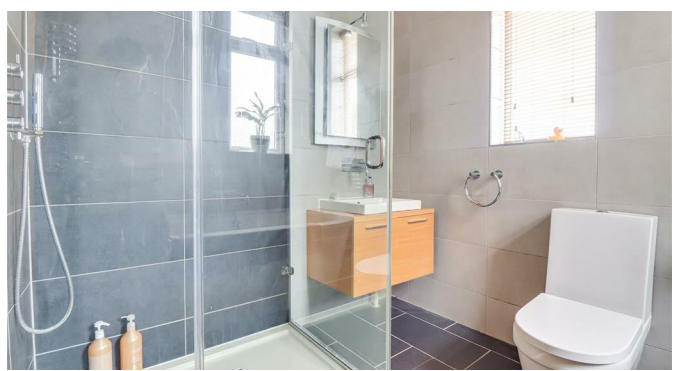
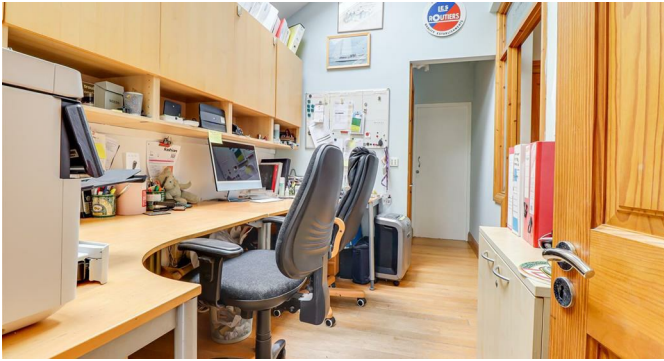
Bedroom Three (top floor)

17'5" x 11'9" max

Double glazed windows to the rear overlooking the garden, double glazed Velux window to the front, three access points to the eaves storage space, radiator, carpet.

West Facing Rear Garden

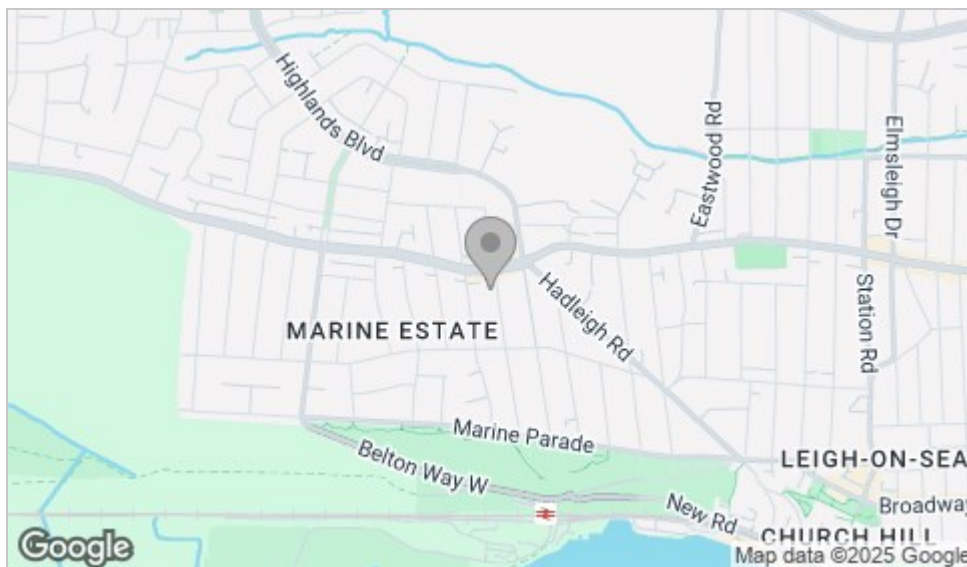
Commences with a Herringbone tiled patio, remainder laid to lawn with established tree and shrub boundaries, shingled seating area to the rear, garden shed to the rear, outside tap, outside lighting.



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

