



* £600,000 - £650,000 * HUGE POTENTIAL FOR UPPER-STORY EXTENSION S.T.P * DRIVEWAY FOR THREE TO FOUR VEHICLES * LARGE LANDSCAPED REAR GARDEN * HUGE DOWNSTAIRS LIVING SPACE * Located in the desirable area of Elmsleigh Drive, Leigh-on-Sea, this charming detached three-bedroom house offers a perfect blend of comfort and convenience. With generous living space on the ground floor, this property is ideal for families seeking a welcoming home. As you enter, you will appreciate the well-designed layout that maximises space and light. The fully fitted modern kitchen is a delightful feature, providing an excellent area for culinary creativity and family gatherings. The property also boasts a family bathroom, a convenient downstairs WC, and a practical shower room that doubles as a utility space, ensuring that all your needs are met. Outside, the driveway accommodates three to four vehicles, providing ample parking for residents and guests alike. This is a significant advantage in a bustling area, allowing for easy access and convenience. Location is key, and this property does not disappoint. It is situated close to the vibrant Leigh Broadway and London Road, where you will find a variety of shopping facilities, cafes, and restaurants. This proximity to local amenities enhances the appeal of the home, making it an excellent choice for those who enjoy the convenience of urban living while still being able to retreat to a peaceful residential area. In summary, this delightful detached house on Elmsleigh Drive is a fantastic opportunity for families or individuals looking for a spacious and modern home in a prime location. With its ample living space, modern amenities, and close proximity to local shops including Waitrose, it is sure to attract interest from discerning buyers.

- Huge potential for single and double-story extensions S.T.P
- Driveway creating parking for three to four vehicles
- Modern fully fitted kitchen
- Master bedroom with fitted wardrobes
- Close to Leigh Broadway and London Road shopping facilities
- Detached three bedroom house, with ample downstairs living space
- Family bathroom, downstairs WC and downstairs shower room/utility room
- Conservatory with heating
- Landscaped rear garden
- Doorstep to major bus links and within walking distance to Leigh Station

Elmsleigh Drive

Leigh-on-Sea

£600,000

Price Guide



Elmsleigh Drive



Frontage

Block paved driveway creating parking for three to four vehicles, side access to the rear garden, door to:

Entrance Hallway

Smooth coved ceiling, wall lighting, composite entrance door to the front with an adjacent obscured double glazed window, feature wall panelling, radiator, carpeted stairs rising to the first floor landing, laminate flooring, door to:

Downstairs WC

6'18 x 3'24

Smooth ceiling with inset spotlights, vanity unit wash basin, low-level WC, obscured double glazed window to the front, wall mounted heated towel rail, wood effect laminate flooring.

Lounge

17'1 x 11'4

Smooth ceiling with feature light fitting, feature fireplace with a white Italian marble surround and a flame-effect fire, double-glazed windows to the side with fitted plantation shutter, radiator, wood effect Amtico flooring, double-glazed French doors leading to:

Conservatory

12'1 x 8'2

Double glazed windows to the side and rear with fitted fabric blinds, double glazed French doors to the rear leading out to the garden, radiator, tile-effect vinyl flooring.

Kitchen

15' x 11'9

Smooth ceiling with inset spotlights, double-glazed window to the rear overlooking the garden, double-glazed door to the rear leading out to the garden. Modern gloss kitchen comprising; wall and base level units with a square edge laminate worktop, centre island with a breakfast bar and pan drawers, integrated double fridge freezer, two integrated ovens with a four ring induction hob with a hooded extractor over, cupboard housing a wall mounted boiler (6 years old), stainless steel sink and drainer with a chrome mixer tap, including water softener and filter, access to pantry, wood effect laminate flooring.

PLEASE NOTE: The kitchen was fitted in 2016 and all white goods are to remain.

Reception Room (Currently used as the Study)

14'1 x 11'8

Smooth ceiling with a pendant light, double glazed bay window to the front with an adjacent double glazed window, curved radiator, wood effect laminate flooring.

Shower Room/Utility Room

Smooth ceiling with inset spotlights and an extractor fan, wall mounted heated towel rail, shower cubicle with a shower attachment, wall mounted mirrored cupboard, pedestal wash basin with a tiled splashback, stacked washing machine, tiled flooring.

Dining Room (Potential Third Bedroom)

11'8 x 7'5

Smooth ceiling with inset spotlights, double glazed square bay window to the front, radiator, wood effect laminate flooring.

First Floor Landing

Smooth ceiling with inset spotlights, wood effect laminate flooring, doors to all rooms.

Bedroom One

14'1 x 11'

Smooth ceiling with a ceiling fan, double glazed bay windows to the front, radiator, floor to ceiling mirrored sliding door fitted wardrobes, walk in storage area, wood effect laminate flooring.

Bedroom Two (Currently used as the Dressing Room)

12'1 x 9'6

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, walk-in storage area, loft access (loft is insulated and fully boarded), wood effect laminate flooring.

Third Bedroom

9' x 3'3

Smooth ceiling with a pendant light, double glazed bay window to the front.

Bathroom

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the rear, small panelled bath with a shower over, vanity unit wash basin, low-level WC, wall mounted chrome heated towel rail, fully tiled walls, tiled flooring.

Landscaped Rear Garden

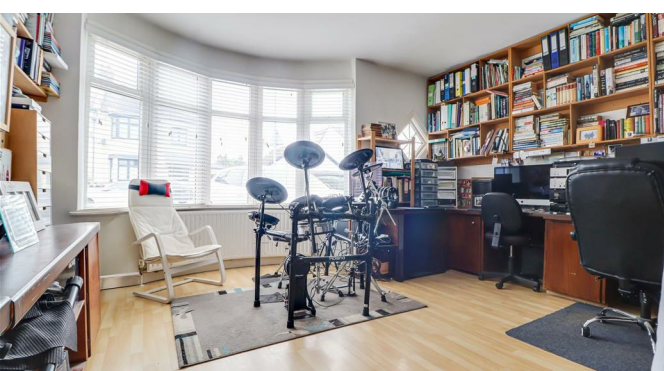
100' x 50'

Commences with a raised patio area with a pergola providing a covered seating area, gravelled patio with two lawned areas either side of the pathway, further seating area to the very rear, greenhouse to the very rear, with power and lighting, two storage sheds, side access back to the front drive, outside tap.

Agents Notes:

Single-storey side extension has a footings dug sufficiently deep enough to accommodate a double-storey extension. Felt roof on single-storey extension was replaced 5 years ago.

Council tax band: D



The image displays two floor plans for a property. The left plan is the ground floor, featuring a conservatory at the rear, a kitchen, a reception room with a staircase leading up, an entrance hallway, a lounge, a dining room, a shower room/utility room, a WC, and a conservatory. An outbuilding is shown to the right. The right plan is the first floor, showing a bathroom, two bedrooms (Bedroom 1 and Bedroom 2), a landing, and a storage area. A large pink 'bear' watermark is overlaid on the ground floor plan.

GROUND FLOOR

CONSERVATORY

KITCHEN

LOUNGE

RECEPTION ROOM

ENTRANCE HALLWAY

DINING ROOM

SHOWER ROOM/ UTILITY ROOM

WC

OUTBUILDING

1ST FLOOR

BATHROOM

BEDROOM 2

LANDING

STORAGE

BEDROOM 1

DISCLAIMER:

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-precision or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			79 57
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			