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Estate Agents

Positioned on the desirable London Road in Leigh-on-Sea, this charming three-bedroom semi-detached house offers a delightful blend of character and modern living. Upon entering, you are welcomed into a spacious bay-fronted lounge, which features a cosy log burner, perfect for those chilly evenings. The open plan kitchen diner provides a wonderful space for family gatherings and entertaining friends, creating a warm and inviting atmosphere. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those looking for extra space. The potential to extend into the loft space, subject to planning permission, offers exciting possibilities for future development, allowing you to tailor the home to your needs. Situated within the catchment areas of Westleigh and Belfairs Academy, this home is perfectly positioned for families seeking access to quality education. The location also provides convenient access to local amenities and transport links, ensuring that everything you need is within easy reach. This semi-detached house is not just a property; it is a place where memories can be made. With its character features and modern conveniences, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

- Character three bedroom semi-detached house
- Open plan kitchen diner
- Bay-fronted lounge with feature log burner
- Driveway offering parking for one to two vehicles
- Fully fitted kitchen
- Contemporary bathroom suite with separate WC
- Potential to extend into the loft space S.T.P.
- Low maintenance rear garden
- Short walk to Belfairs Woods and Golf Course
- Westleigh and Belfairs Academy catchments

London Road

Leigh-on-Sea

£450,000

Offers Over

3 1 1 D

London Road

Frontage
Driveway to the front for one to two vehicles, shared drive down to the rear garden, access to:

Entrance Hallway
14'10" x 6'3"
Smooth ceiling with inset spotlights, UPVC entrance door to the front, obscured double-glazed window to the front, carpeted stairs to the first floor, with an understairs storage cupboard (housing the electric meter and fuse board), two-column radiator, original wooden Parquet flooring, opening to:

Lounge
15'2" into the bay x 11'10"
Smooth ceiling with a pendant light, double-glazed bay window to the front with fitted plantation blinds, radiator, feature fireplace with an oak mantlepiece and a tiled hearth, log burner, Parquet flooring.

Kitchen-Diner
18'9" x 13'10" > 10'3"
Smooth ceiling with feature pendant lights and inset spotlights, double-glazed French doors to the rear leading out to the garden with adjacent double-glazed floor-to-ceiling window. White gloss shaker-style kitchen comprising of; wall and base level units with a square edge wooden worktop, 1.5 ceramic sink and drainer with a flexi tap, integrated Smeg oven and grill with a four-ring Smeg induction hob with an extractor fan above and a patterned tiled splashback, cupboard housing the wall mounted boiler, space for a fridge freezer, space for a washing machine, integrated dishwasher, tiled flooring, obscured double gazed window to the side. Dining area comprises of; two column radiator, wooden Parquet flooring.

First Floor Landing
Smooth ceiling with a loft hatch, obscured double-glazed window to the side, two column radiator, carpet. PLEASE NOTE: The landing area offers potential for a loft extension without losing a bedroom.

Bedroom One
15'1" into the bay x 10'11"
Smooth coved ceiling with a pendant light, double-glazed bay window to the front with fitted plantation blinds, floor-to-ceiling fitted wardrobes, radiator, carpet.

Bedroom Two
13'10" x 10'11"
Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

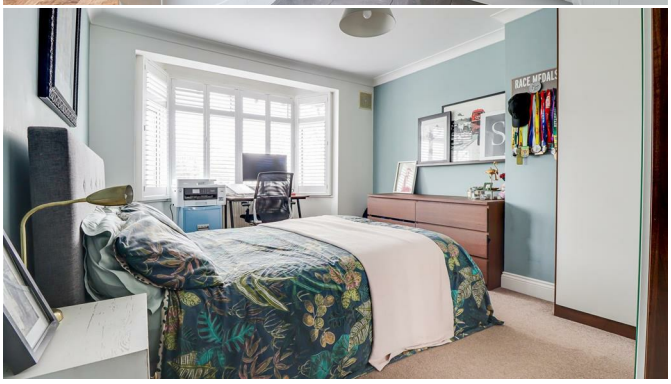
Bedroom Three
7'5" x 7'6"
Smooth coved ceiling with a pendant light, double-glazed window to the front, radiator, carpet.

Bathroom
7'6" x 6'2"
Smooth ceiling with inset spotlights and an extractor fan, obscured double-glazed window to the rear, tiled bath with a shower over, traditional-style heated towel rail, vanity unit wash basin with a floor-to-ceiling storage cupboard, tiled walls, patterned tiled flooring.

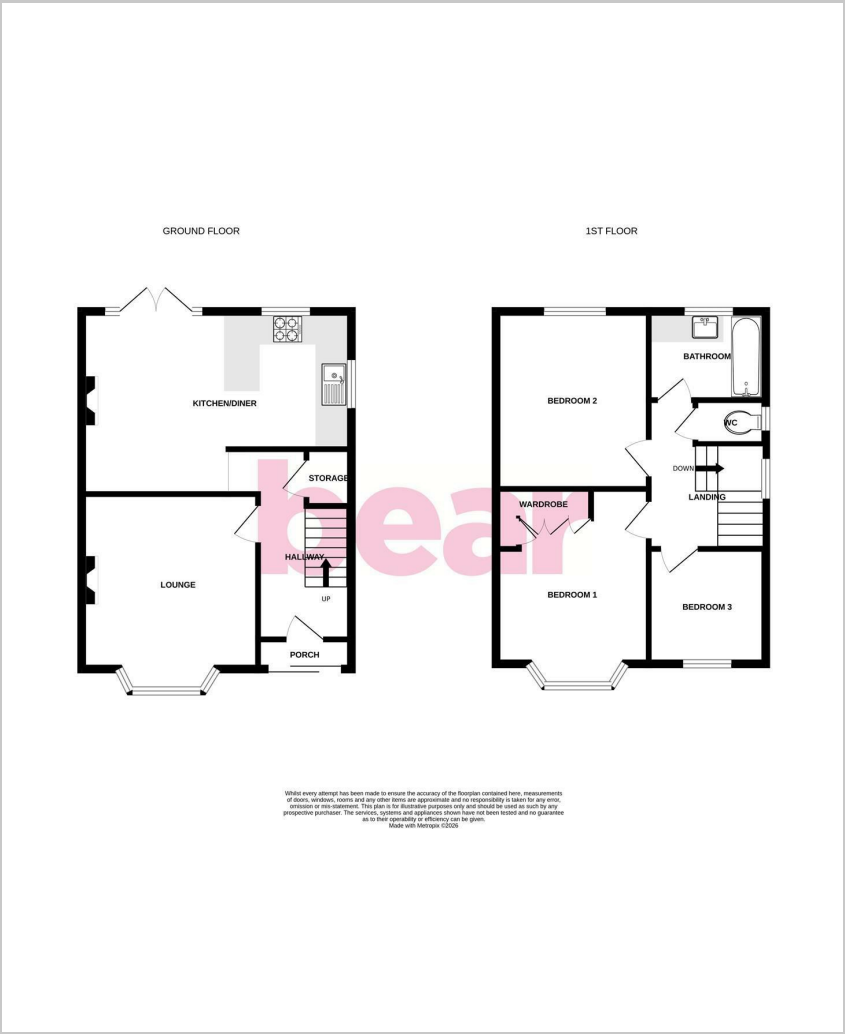
Separate WC
4'6" x 2'9"
Smooth ceiling with inset spotlights, obscured double-glazed window to the side, low-level WC, patterned tiled flooring.

Rear Garden
Commences with a tiled path leading to the side access, remainder artificial lawned with a large raised decking area, garden shed with power, side access to the shared driveway and front of the property.

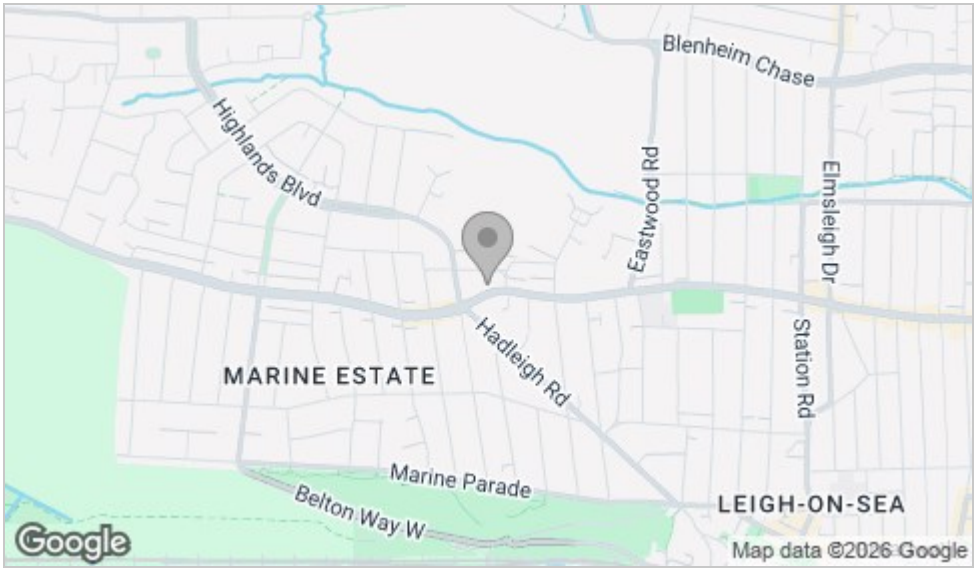
Agents Notes:
Council tax band: D



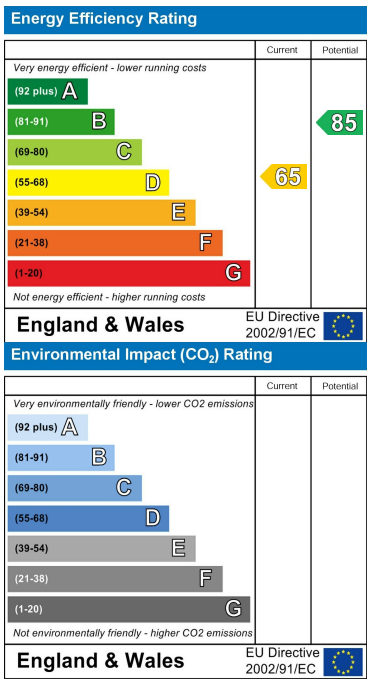
Floor Plan



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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