



* £750,000 - £800,000 * ORIGINALLY THREE PLOTS!! * GARAGE AND PARKING * SOUTH OF LONDON ROAD NEAR THE BROADWAY * WALK TO CHALKWELL STATION * SIX BEDROOMS AND FOUR RECEPTION ROOMS * DOWNSTAIRS W/C AND UTILITY ROOM * VERY LARGE GARDEN * This home represents a rare opportunity to purchase a home with a huge floorplan and parking, not only in a great location south of the London Road, but with an enormous plot which originally spread over three! The accommodation is comprised of; parking for two vehicles on the driveway and under the carport, as well as an additional space in the garage, side access down both sides of the property, a welcoming hallway and a vast front lounge, a dining room with french doors, a large office, a breakfast room and a German fitted kitchen with an attached utility room and access to the downstairs WC. On the upper floors, there are six well-proportioned double bedrooms, ample loft space and a four-piece family bathroom. The location is a stone's throw from the bustling Leigh Broadway and only a walk to Chalkwell Station for London commuters. There are amenities and bus links on the London Road and a great school catchment area with Leigh North Street, Darlinghurst Academy and Belfairs all within catchment (the grammar schools are closeby too). The property has huge potential for side and rear extension s.t.p. and will be an unbelievable family home for the next buyers. Offered with a complete onward chain, the home is available to view now.

- Unbelievable plot size, spread over three original plots
- Garage
- Downstairs WC
- Three large reception rooms
- Huge potential south of London Road
- Off-street parking for two vehicles
- Three storey home with six bedrooms and an office
- Utility room
- Walk to Chalkwell Station and the Broadway
- Complete onward chain

Leigham Court Drive

Leigh-On-Sea

£750,000

Price Guide



Leigham Court Drive



Frontage/Parking

Huge frontage spread over what was originally three plots with access to 2 parking spaces and an additional in the garage, gated side access to the garden, an additional integral alleyway for access to the garden and a front garden wall with a paved area which leads to obscured double glazed French doors for access to:

Front Porch

Original wall tiling, floor tiling and an oak panelled door with sidelights leading to:

Entrance Hallway

Carpeted staircase rising to first floor landing with storage area underneath, column style radiator, original cornice, dado rail, skirting and carpet.

Front Lounge

16'2" x 15'1"

Large bay window to front aspect, beautiful ceiling detailing and ceiling rose, original cornice, double radiator, skirting and carpet with original floorboards underneath and double doors through to dining room.

Dining Room

14'6" x 11'4"

French doors and sidelights for direct garden access, beautiful ceiling detailing and ceiling rose, four column radiator, double doors through to lounge, access to office and an opening through to the breakfast room and kitchen, skirting and solid oak floorboards laid on top of the original floorboards.

Office

14'3" x 9'4"

Obscured double glazed window to side aspect and a double glazed rear window overlooking the garden, double radiator, coving, skirting and carpet.

Breakfast Room

11'3" x 10'6"

Feature window overlooking the garden, beautiful built-in storage unit, three column radiator, access to kitchen, skirting and solid oak floorboards fitted on top of original floorboards.

Kitchen

15'3" x 7'3"

Double glazed window to side aspect, access to utility room, German shaker style soft-close kitchen units both wall-mounted and base level comprising; double sink with traditional mixer tap, five ring burner Rangemaster cooker with Rangemaster extractor hood over, integrated Siemens dishwasher, pull-out bin drawer, granite worktops, pull-out pantry style cupboards, spotlighting and a tiled floor.

Utility Room

9'1" x 8'4"

Window to rear aspect and a side door for garden access, access to downstairs WC, laminate worktops with storage cupboard underneath, butler sink with chrome taps, radiator, extractor fan, space for a range of appliances, fully tiled walls and flooring.

Downstairs WC

Obscured window to side aspect, low-level WC, modern radiator, tiled floor.

FIRST FLOOR ACCOMODATION

First Floor Landing

Further carpeted staircase rising to top floor, access to airing cupboard, reading nook, radiator, skirting, carpet.

Bedroom One

17'0" x 15'5"

Bay window to front aspect, large built-in wardrobes and dresser, double radiator, cornice and ceiling rose, skirting and carpet.

Bedroom Three

13'10" x 8'4"

Window to rear aspect, double radiator, original cornice, skirting and carpet.

Bedroom Five

10'11" x 6'11"

Window to rear aspect, original cornice, radiator, skirting and carpet.

Bedroom Six

10'1" x 8'9"

Oriel window to front aspect, radiator, picture rail, skirting and carpet.

Four-Piece Bathroom

10'0" x 7'2"

Two obscured windows to rear aspect; reverse side access to airing cupboard, traditional pedestal wash basin with chrome mixer tap, cupboard with shaver and toothbrush socket, bidet, WC, P-bath with Burlington drencher head and secondary shower attachment, towel radiator, partial wall tiling, spotlighting, extractor fan, tile effect vinyl flooring.

SECOND FLOOR ACCOMODATION

Bedroom Two

12'9" x 11'2"

Window to side aspect, access to a large eaves storage area which could be converted for further space/en-suite, double radiator, skirting and carpet.

Bedroom Four

11'0" x 9'6"

Double glazed Velux window to rear aspect, built-in wardrobe, double radiator, access to a large separate eaves storage space, skirting and carpet.

Rear Garden

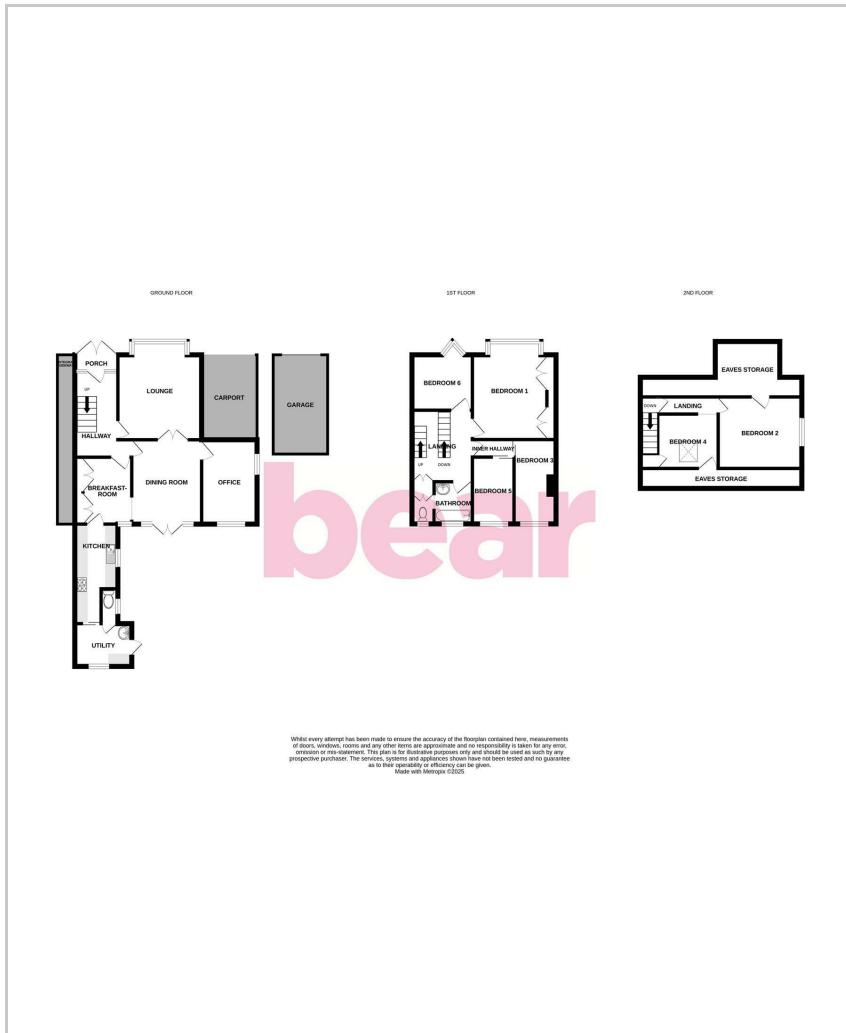
Impressive sized garden, one of the biggest you will find south of the London Road. Commences with a paved patio area with side access down both sides of the property, beautifully mature planting for a high amount of privacy, a large lawn area, pathway leading to the rear of the garden which dog-legs behind the neighbouring plot for additional space, fencing.

Garage

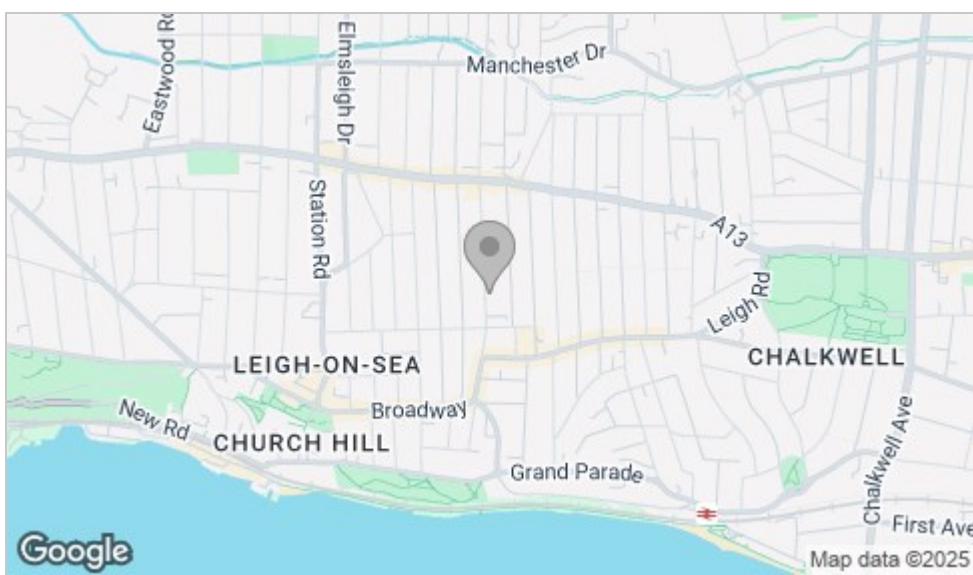
Single garage with space for one vehicle and a storage area to the rear with a double glazed rear door leading to garden.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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