



Located in the popular coastal town of Leigh-on-Sea, this beautifully presented semi-detached home on Cheltenham Drive offers modern, comfortable living in a highly convenient setting. Boasting two spacious bedrooms, a third bedroom and two bathrooms, the property is perfectly suited to families, professionals, or those looking to upsize.

The ground floor welcomes you with a bright and inviting reception room, ideal for both everyday living and entertaining. A modern three-piece family bathroom, along with an additional downstairs WC and utility room, adds practicality and convenience to the home.

Outside, the property benefits from a private driveway providing off-street parking for one car. The generous west-facing rear garden offers plenty of outdoor space to enjoy, while the useful outbuilding with fully installed electrics presents excellent potential as a home office, gym, workshop, or additional storage.

Perfectly positioned for families, the property is within walking distance of both Westcliff Grammar School for Boys and Westcliff Grammar School for Girls. Leigh Broadway and Leigh Road are also nearby, offering a fantastic selection of boutiques, cafés, restaurants, and everyday amenities.

Combining location, space, and versatility, this wonderful home is an ideal choice for buyers seeking a well-connected property in a vibrant and family-friendly community.

- Modern semi-detached family home
- Driveway creating parking for one vehicle
- Three-piece bathroom and a downstairs WC
- Utility room
- Leigh Broadway and Leigh Road shopping facilities nearby
- Well-sized west-facing rear garden with an outbuilding
- Two spacious bedrooms and a third bedroom
- Gorgeous bay-fronted lounge
- Open plan fully fitted kitchen/diner
- Westcliff Grammar School for Boy and Girls within walking distance

Cheltenham Drive

Leigh-on-Sea

£500,000

Asking Price



Cheltenham Drive



Frontage

Brick wall perimeter, shingled driveway creating parking for one vehicle, attractive front garden area, gated side access to the rear garden, tiled pathway leading to an overhanging front porch, outside light, door to:

Entrance Hallway

17'5" x 5'4"

Smooth ceiling with a pendant light, dado rails, entrance door to the front, carpeted stairs rising to the first floor landing with understairs storage, radiator, wood effect laminate flooring, door to:

Large Bay-Fronted Lounge

15'5" into the bay x 11'4"

Smooth ceiling with a pendant light, double-glazed bay window to the front, picture rails, electric fireplace with a wooden surround and a real working electric fire, radiator, wood-effect laminate flooring.

Kitchen Diner

20'0" x 9'10"

Kitchen Area:

Smooth ceiling with a pendant light, picture rails. Modern kitchen comprising of; wall and base level units with a roll edge wooden worktop, inset ceramic sink and drainer with a brushed brass tap, space for a range master cooker with a four-ring gas hob and an extractor fan above, space for an American style fridge freezer, tiled splashbacks, serving hatch, wood effect laminate flooring, opening to:

Dining Room:

Smooth ceiling with a pendant light, two double-glazed stained glass windows to either side, double-glazed French doors to the rear opening out onto the garden, space for a six-seater dining table, radiator, wood-effect laminate flooring.

Utility Room

9'8" x 6'6" < 4'5"

Smooth ceiling with a pendant light, obscured double-glazed door to the rear opening out onto the garden, wall and base level units with a roll edge wooden worktop, space for a washing machine, space for a tumble dryer, storage cupboards, wood effect laminate flooring, door to:

Downstairs WC

4'3" x 2'3"

Smooth ceiling with a pendant light, obscured double-glazed window to the rear, low-level WC, pedestal wash basin, tiled splashback, wood-effect laminate flooring.

First Floor Landing

Smooth ceiling with a pendant light, radiator, carpet, doors to all rooms.

Bedroom One

15'8" x 10'5"

Smooth ceiling with a fan light, double-glazed bay window to the front, feature fireplace opening with a wooden surround, inset floor-to-ceiling wardrobes, radiator, carpet.

Bedroom Two

13'5" x 11'1"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, feature fireplace opening with a stone surround, inset floor-to-ceiling wardrobe, radiator, carpet.

Bedroom Three

7'9" x 6'4"

Smooth ceiling with a pendant light, double-glazed window to the front, radiator, wood-effect laminate flooring.

Three-Piece Bathroom

9'7" x 5'7"

Smooth ceiling with a pendant light, obscured double-glazed window to the rear, P-shaped bath with a shower over, low-level WC, pedestal wash basin, tiled splashback, part-tiled walls, wood-effect laminate flooring.

West-Facing Rear Garden

Commences with a tiled patio area with the remainder laid to lawn, space for an outside seating area ideal for entertaining, attractive flower bed border, outside lighting, outside tap, gated side access back to the front driveway, access to:

Outbuilding/Summerhouse

15'5" x 8'5"

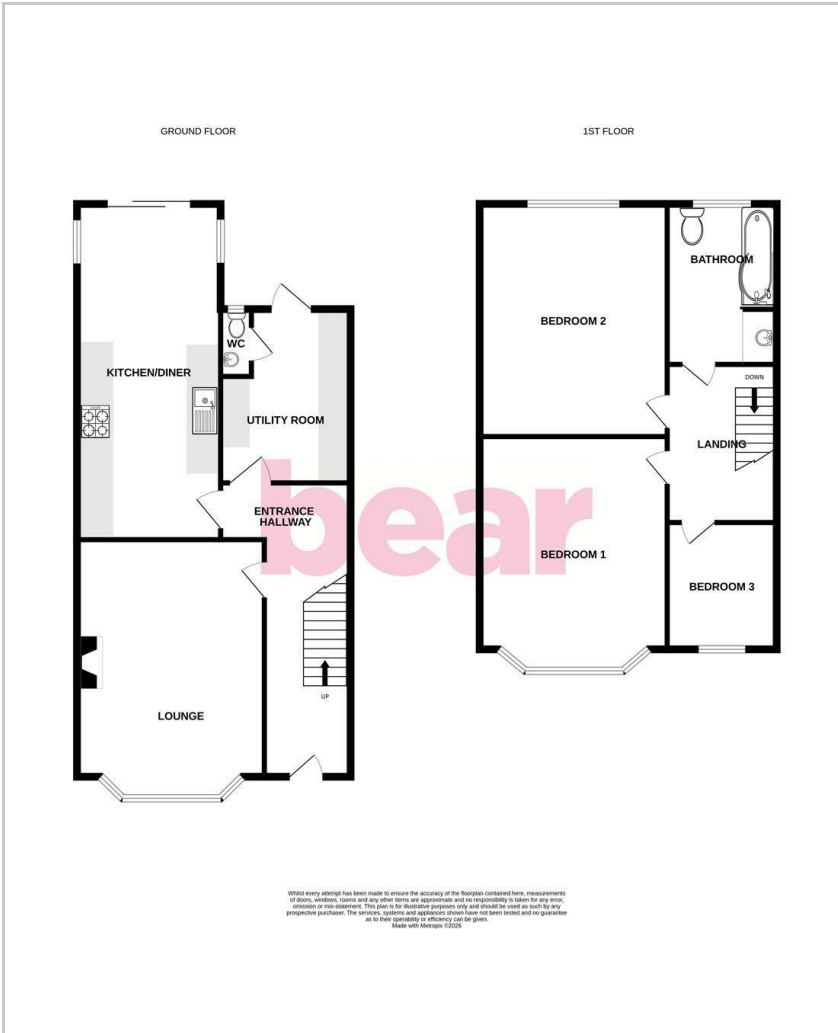
Double-glazed French doors to the front leading back out onto the garden, fully installed electrics, wood-effect laminate flooring.

Agents Notes:

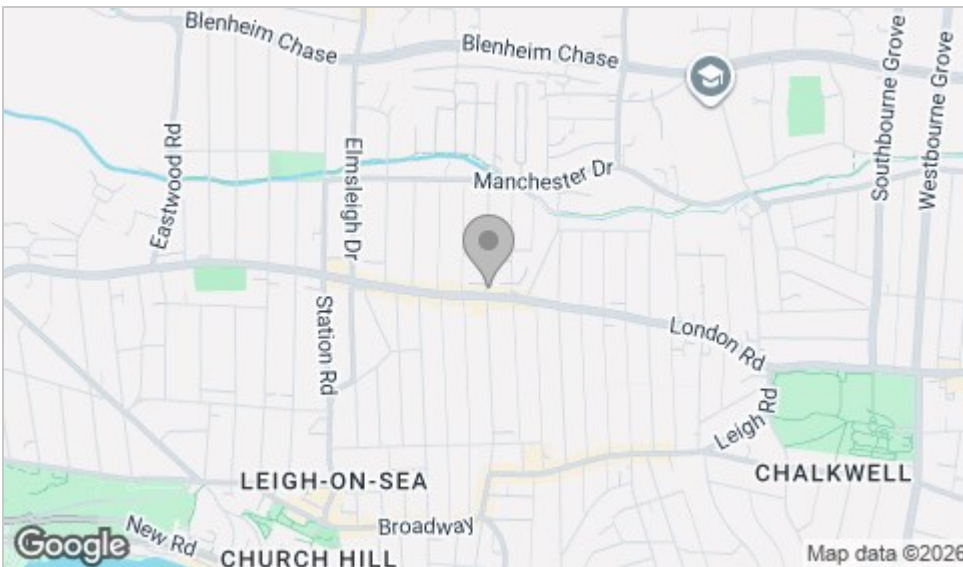
Council tax band: C



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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