



* £375,000 - £400,000 Guide Price * REAR EXTENSION * SOUTH FACING GARDEN AND A HUGE FRONT GARDEN * PARKING FOR TWO WITH THE POTENTIAL FOR MORE * FOUR LARGE BEDROOMS * MULTIPLE BATHROOMS * UTILITY ROOM AND DOWNSTAIRS BATHROOM * OPEN-PLAN KITCHEN DINER * This deceptively spacious four bedroom property has ample parking, a great school catchment area and gardens to the front and rear. The home has a bright kitchen-diner, front lounge, utility room, two downstairs bathrooms and a spacious hallway. While upstairs, there are the four incredibly spacious bedrooms and an upstairs W/C. Externally, there is a south facing garden with seating areas, a lawn and parking for two vehicles approached through double gates from Larchwood Close, while to the front there is a huge garden with trees from privacy from the roadside and potential for side extension (s.t.p.). The home sits within the Fairways and Belfairs Acedmies catchment areas. The home is near bus links and amenities, has quick access to the A127, and is a short drive to Leigh Broadway and the Station for commuters.

- Rear extension
- Four spacious bedrooms
- Multiple bathrooms
- Separate front lounge
- Amenities and bus links nearby
- Parking for two
- Spacious gardens including a south facing one
- Deceptively spacious home
- Open-plan kitchen/diner
- short drive to Leigh Broadway and the Station

Arterial Road

Leigh-On-Sea

£375,000

Price Guide



Arterial Road



Frontage

Accessed via Larchwood Close, double gates for multiple parking spaces, access to both front and rear gardens.

South Facing Garden

Decked seating area, paved pathway, lawn area with side access to.

Rear Garden

Large lawn area, mature planting for screening from the road, sheds to remain, fenced all around.

Kitchen-Diner

19'11" x 14'5"

UPVC double glazed leadlight oriel window to rear aspect overlooking the garden as well as double glazed French doors for garden access, double radiator, mixture of wood effect laminate flooring in the dining area and tiling in the kitchen area, access to utility room, shaker style kitchen units both wall mounted and base level comprising; freestanding oven and hob, stainless steel sink and a half with drainer and chrome mixer tap, granite effect laminate worktops and splashbacks, integrated Neff dishwasher, larder style cupboard, space for large American style fridge freezer.

Utility Room

5'5" x 5'1"

UPVC double glazed door for garden access and UPVC double glazed window to side aspect, stone effect laminate worktops with space for under-counter washing machine and tumble dryer, coving, skirting, tiled flooring, access to shower room.

Downstairs Shower Room

5'4" x 4'3"

Obscured UPVC double glazed window to side aspect, shower enclosure with power shower, fully tiled walls, low-level w/c, chrome towel radiator, extractor fan, vanity unit with wash basin and chrome mixer tap, coving, tiled flooring.

Front Lounge

15'7" x 14'0"

UPVC double glazed leadlight oriel window, feature fireplace, dado rail, double gladiator, skirting, carpet.

Four-Piece Family Bathroom

9'11" x 6'8"

Obscured UPVC double glazed window to side aspect, tiled shower cubicle with drencher head, bathtub with chrome mixer tap and shower attachment, vanity unit with wash basin chrome mixer tap and wall mounted LED lit mirror, low-level w/c, chrome towel radiator, tiled floor.

Downstairs Hallway

14'9" x 6'9"

UPVC double glazed window to side aspect, obscured double doors for rear garden access, large understairs storage cupboard housing the boiler, radiator, tiled flooring.

First Floor Landing

UPVC double glazed window to side aspect, skirting, carpet, doors to all rooms.

Upstairs W/C

6'3" x 2'5"

UPVC double glazed window to side aspect, low-level w/c, wall-mounted wash basin with a chrome mixer tap and a tiled splashback, skirting, wood effect laminate flooring.

Master Bedroom

12'6" x 10'5"

UPVC double glazed window to front aspect, coving, radiator, dado rail, skirting, wood effect laminate flooring.

Bedroom Two

12'5" x 10'4"

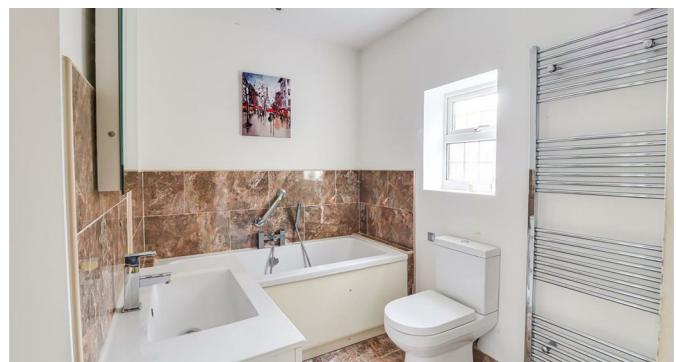
UPVC double glazed window to rear aspect, storage cupboard, radiator, skirting, carpet.

Bedroom Three

8'9" x 7'8"

UPVC double glazed window to rear aspect, alcove shelving, eaves storage, radiator, skirting, wood effect laminate flooring.

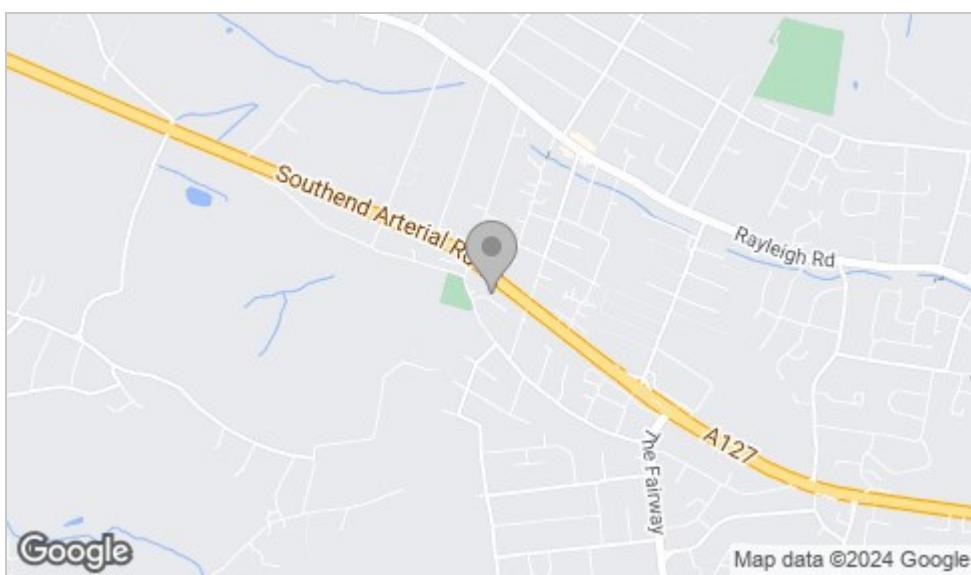
Bedroom Four



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

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	