



Proudly positioned on the charming Western Road in Leigh-on-Sea, this extended four-bedroom semi-detached house offers a perfect blend of modern living and traditional comfort. The property boasts three spacious reception areas, providing ample space for both relaxation and entertaining. The impressive kitchen family room is a standout feature, designed to be the heart of the home, where culinary delights can be prepared and shared with loved ones. The accommodation includes four well-proportioned bedrooms, ensuring plenty of room for family or guests. The upstairs shower room and convenient downstairs WC add to the practicality of the home, catering to the needs of a busy household. Step outside to discover a beautifully landscaped south-facing rear garden, ideal for enjoying sunny afternoons or hosting gatherings. The outdoor space is perfect for children to play or for adults to unwind in a tranquil setting. Location is key, and this property does not disappoint. It is within walking distance to Leigh Station, making commuting a breeze. Additionally, the vibrant Old Town and Broadway are nearby, offering a delightful array of shops, cafes, and restaurants to explore. This semi-detached house is a wonderful opportunity for those seeking a family home in a desirable area, combining comfort, style, and convenience.

- Extended four bedroom semi-detached house
- Impressive kitchen family room
- Welcoming reception hallway
- Tastefully renovated throughout
- Walking distance to Leigh Station, Old Town and Broadway
- Landscaped south facing rear garden
- Bay fronted lounge with gas fire
- Upstairs shower room and downstairs WC
- Driveway and detached garage
- West Leigh and Belfairs Academy school catchments

## Western Road

Leigh-On-Sea

**£850,000**





# Western Road



## Frontage

Block paved driveway with a shingled pathway leading to the entrance, side access down to the rear garden and garage.

## Entrance Hallway

17'8" x 6'6"

Smooth coved ceiling with a pendant light, wooden double doors to the front entrance with leadlight stained glass windows, obscured window to one side, leadlight stained glass window to the other side, inset coconut rug, patterned tiled flooring, three column radiator, center carpeted stairs rising to the first floor landing with ample understairs storage, additional double door cupboard housing the washing machine and tumble dryer, opening to:

## Lounge

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

Smooth coved ceiling with a ceiling rose, double-glazed leadlight windows to the front bay, feature stone fireplace with a built-in gas burner, tiled hearth, three-column radiator, wall lighting, real wood Herringbone flooring.

## Kitchen Family Room

22'9" > 12'8" x 12'11"

Kitchen Area:

Smooth ceiling with inset spotlights, crittal style double-glazed windows to the rear overlooking the garden. Olive green shaker-style kitchen comprising of; base level units and floor-to-ceiling units with a square edge stone worktop, stone splashbacks, integrated dishwasher space for a range cooker with an extractor fan above, space for an American style fridge freezer, cupboard housing the wall mounted boiler, set of drawers, pull out bin storage, pull out larder cupboard, real wood flooring laid in a Herring bone pattern, opening to:

Lounge/Diner Area:

Smooth ceiling with inset spotlights, crittal style bi-folding doors to the rear leading out to the garden, crittal style French doors to the side leading out to the garden, two three-column radiators, base level units with stone worktops, feature chimney breast, real wood Herringbone flooring.

## Drinks Station

7'7" x 3'2"

Base level units with a square edge laminate worktop, space for a slimline wine cooler, patterned tiled flooring, tea towel hanging rail, door to:

## Downstairs WC

4'11" x 3'2"

Smooth ceiling, obscured double-glazed window to the side, low-level WC, wall-mounted wash basin, patterned tiled flooring.

## First Floor Landing

Smooth ceiling with inset spotlights, loft hatch, carpet.

## Bedroom One

16'0" into the bay x 14'11"

Smooth coved ceiling with a ceiling rose, double-glazed leadlight bay window to the front, three-column radiator, feature wall lighting, real wood Herringbone flooring.

## Bedroom Two

12'1" x 10'4"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, two column radiator, carpet.

## Bedroom Three

12'0" > 8'11" x 11'1"

Smooth ceiling with a pendant light, double-glazed windows to the rear overlooking the garden, two-column radiator, carpet.

## Bedroom Four

9'3" x 7'3"

Smooth ceiling with a pendant light, leadlight double-glazed box bay window to the front, two column radiator, real wood Herringbone flooring.

## Shower Room

6'4" x 5'10"

Smooth ceiling with inset sensor spotlights, extractor fan, obscured double-glazed window to the side, high-level WC, wall-mounted heated towel rail, chest of drawers with a wash basin incorporated, shower cubicle with a sliding door and drencher head, Herringbone tiled splashback, tiled flooring.

## South Facing Rear Garden

Commences with a patio area with the remainder laid to lawn, flower and shrub boards, further patio to the very rear with raised flower boarders, discrete access to your garage, side access back to the front driveway.

## Detached Garage

18'2" x 8'1"

Up and over door to the front, door to the side leading to the rear garden, power, light.

## Agents Notes:

Council tax band: E







## 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

