



\* £375,000 - £400,000 \* Located in the desirable area of Hurst Way, Leigh-on-Sea, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is a spacious kitchen-diner, which not only boasts generous proportions but also grants access to the delightful rear garden, ideal for enjoying sunny afternoons or hosting gatherings. The property features a lovely conservatory, adding an extra touch of charm and providing a serene space to unwind while overlooking the garden. With three well-sized bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. Location is key, and this property does not disappoint. It is situated near the highly regarded Westcliff Grammar School for Boys and Girls, making it an excellent choice for families prioritising education. Additionally, the house is conveniently close to excellent transport links, including the A13 and A127, ensuring easy access to surrounding areas and beyond. This semi-detached house on Hurst Way presents a wonderful opportunity for those looking to settle in a vibrant community with all the amenities one could desire. Whether you are a first-time buyer or seeking a family home, this property is well worth a visit.

- Semi-detached house
- Spacious kitchen diner with access to the rear garden
- Modern kitchen-diner
- Three-piece family bathroom
- Westcliff Grammar School for Boys and Girls close by
- Three well-sized bedrooms
- Large conservatory offering access to the rear garden
- Great-sized rear garden
- Local amenities close by
- Close to excellent transport links such as the A13 and A127

## Hurst Way

Leigh-On-Sea

**£375,000**

Price Guide



# Hurst Way



## Frontage

Block paved driveway creating parking for three to four vehicles, side access to the rear garden, overhanging front porch, door to:

## Entrance Hallway

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

## Lounge

12'11" x 12'9"

Smooth coved ceiling with a pendant light, feature fireplace with a log burner, radiator, wood effect laminate flooring, double-glazed bi-folding door to the rear leading to:

## Conservatory

Wooden beam, double-glazed windows all around, double-glazed door to the side and rear leading out to the garden, wooden flooring.

## Kitchen-Diner

19'5" x 10'4"

Smooth coved ceiling with a pendant light, double-glazed window to the side. Modern white kitchen comprising of; wall and base level units with a wooden worktop, inset stainless steel sink and drainer with a chrome mixer tap, integrated oven and grill, four-ring electric hob with an extractor fan above, space for a dishwasher space for a washing machine, integrated fridge and freezer on a 70/30 split, double glazed French doors to the rear leading out to the garden, space for a four-seater dining table, tiled flooring.

## First Floor Landing

Smooth coved ceiling with a pendant light, access to airing cupboard, carpet, doors to all rooms.

## Bedroom One

11'8" x 10'7"

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

## Bedroom Two

10'7" x 10'0"

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

## Bedroom Three

8'2" x 8'2"

Smooth coved ceiling with a pendant light, double-glazed window to the front, radiator, carpet.

## Bathroom

Smooth ceiling with a pendant light, extractor fan, obscured double-glazed window to the side, p-shaped bath with a rainfall head, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

## Rear Garden

Commences a paved patio area with the remainder raised artificial lawned, steps up to the remainder with access to the outbuilding, wooden decking area with an outside seating area ideal for entertaining, outside light, outside tap, side access back to the front drive.

## Outbuilding

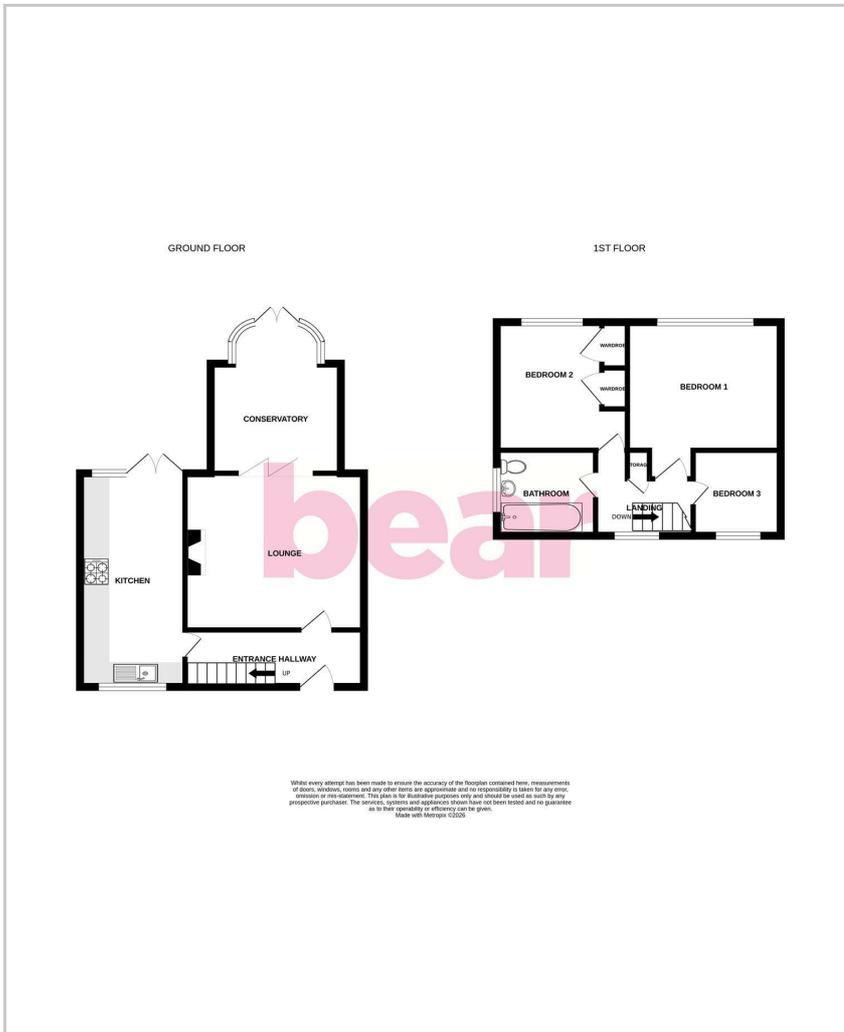
Glazed window to the front overlooking the garden, glazed door to the side leading back out to the garden, power, light.

## Agents Notes:

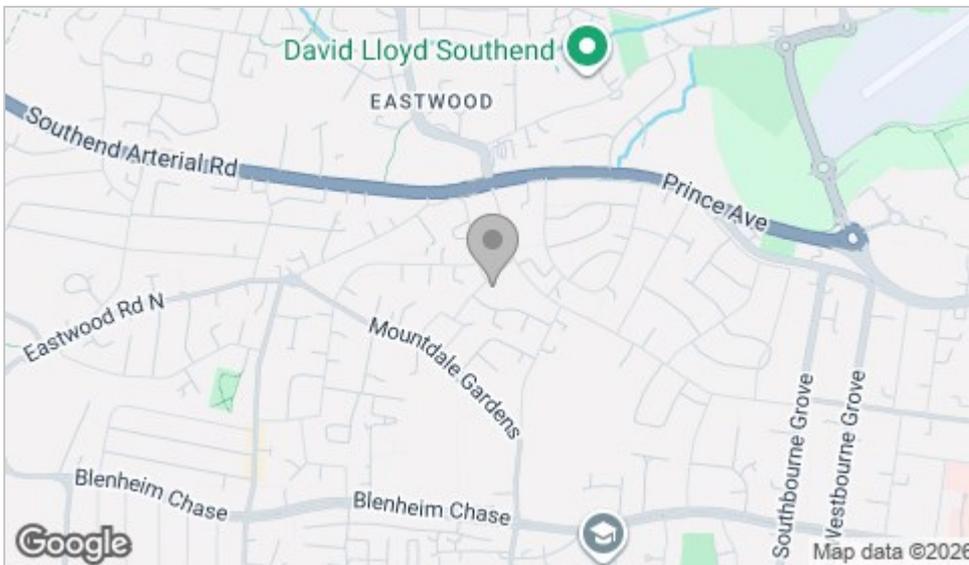
Council tax band: B



# 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

