bear
Estate Agents



* GUIDE PRICE £675,000 - £700,000 * DOUBLE PLOT * HUGE DEVELOPMENT POTENTIAL * ANNEX POTENTIAL * POSSIBLE SIX-BEDROOM LAYOUT * GARAGE AND OUTBUILDINGS * IN-AND-OUT DRIVEWAY * Bear Estate Agents are delighted to present this spacious possible six-bedroom layout, detached family home, occupying an impressive double plot of approximately 60ft x 100ft in a desirable Leigh-on-Sea location. The property offers excellent potential to extend or develop, subject to planning permission.

We have included a CGI option to create a further semi-detached home on the existing plot, which is in keeping with the road but would of course be subject to the usual planning consents. This option looks favourable due to increasing build costs and the fact that one of the dwellings would simply be a renovation.

Inside, the accommodation includes multiple reception rooms, a fitted kitchen, ground-floor bedroom and shower room. While upstairs, there are three further great-sized bedrooms and a family bathroom, making the home ideal for families or multi-generational living. Externally, the property benefits from a sunny west-facing rear garden measuring approximately 60ft x 60ft, with fruit trees and several useful outbuildings. A large block-paved in-and-out driveway provides ample parking and leads to a detached double garage. The ever popular Leigh Broadway and a range of excellent schools and amenities are only a walk away, and this amazing property is available to view now!

- Huge development potential s.t.p.
- Large side extension
- Annex layout
- Detached garage
- Large west-facing garden
- Massive double plot
- Large detached house
- In-and-out driveway
- Six potential bedrooms
- Outbuildings

Scarborough Drive

Leigh-on-Sea

£675,000
Price Guide

6 2 2

Scarborough Drive





Frontage/Parking
Large block-paved in-and-out driveway providing ample off-street parking to the front, with the remaining frontage laid to lawn and complemented by established flower beds and a dwarf brick boundary wall. Further block-paved side driveway leads to the garage. The property is set well back from the road and enjoys an impressive frontage measuring approximately 60ft.

Garage & Outbuildings
Garage accessed via the side driveway with multiple outbuildings accessed from the garden.

Entrance Hall
11'1 x 10'5
Smooth ceiling with pendant ceiling light, access to upstairs accommodation via carpeted stairs and double glazed window to the front aspect.

Dining Room
15'1 x 11'1
Smooth ceiling with pendant ceiling lighting, power points, full height double glazed bay windows to the rear with double glazed French doors accessing the rear garden, power points, feature fireplace with brick surround, carpeted flooring throughout and open access into the sitting room.

Kitchen
14'5 x 7'6
Double glazed window to the rear and side, double glazed door accessing the rear garden, eye and base level units, space for white goods, cooker, fridge freezer. Sink with drainer, tiled splashbacks, wood panelled walls and ceilings and tiled flooring throughout.

Sitting Room
21'7 x 13'9
Wall mounted lights, wall mounted radiator, double glazed window to the front and to the rear, power points, carpeted flooring throughout, space for storage and double glazed French doors accessing the rear garden.

Snug
11'5 x 11'1
Double glazed window to the front aspect, power points, wall mounted radiator and carpeted flooring throughout.

Ground Floor Bedroom / Reception Room
12'1 x 9'6
Smooth ceiling with pendant ceiling light, double glazed full length bay windows to the rear, double glazed French doors accessing the rear garden, power points, wall mounted radiator, space for storage, carpeted flooring throughout and access into the shower room.

Ground Floor Shower Room
9'6 x 5'2
Tiled flooring throughout, walk in shower cubical, vanity sink unit with storage below, WC and tiled surrounds.

Study
9'6 x 6'2
Double glazed window to the front aspect, power points, wall mounted radiator and carpeted flooring throughout.

First Floor Landing
Carpeted flooring throughout and access to bedrooms, bathroom and WC.

Bedroom One
16'8 x 10'2
Smooth ceiling with pendant ceiling light, double glazed windows to the side and rear, wall mounted radiator power points, space for storage and carpeted flooring throughout.

Bedroom Two
10'5 x 10'2
Smooth ceiling with pendant ceiling light, double glazed windows to the side and front, wall mounted radiator power points, space for storage and carpeted flooring throughout.

Bedroom Three
8'6 x 7'2
Smooth ceiling with pendant ceiling light, double glazed windows to the front, wall mounted radiator power points, space for storage and carpeted flooring throughout.

Bathroom
6'2 x 5'6
Double glazed window to the rear, panelled bath with shower head attachment, tiled surrounds, vanity sink unit and tiled flooring throughout.

WC
3'7 x 2'11
Double glazed window to the side, part tiled surrounds, wash hand basin, WC and tiled flooring throughout.

West-Facing Garden
Large full-width decked patio leading to the remainder of the garden, which is laid to a well-tended lawn. An abundance of established flowers, shrubs and fruit trees feature throughout, with fencing to the boundaries, an outside tap and lighting. Timber sheds, summerhouses and outbuildings provide excellent storage and versatile additional space. The west-backing garden measures approximately 60ft x 60ft and enjoys a particularly sunny aspect.

Agents Notes:
Council tax band: E











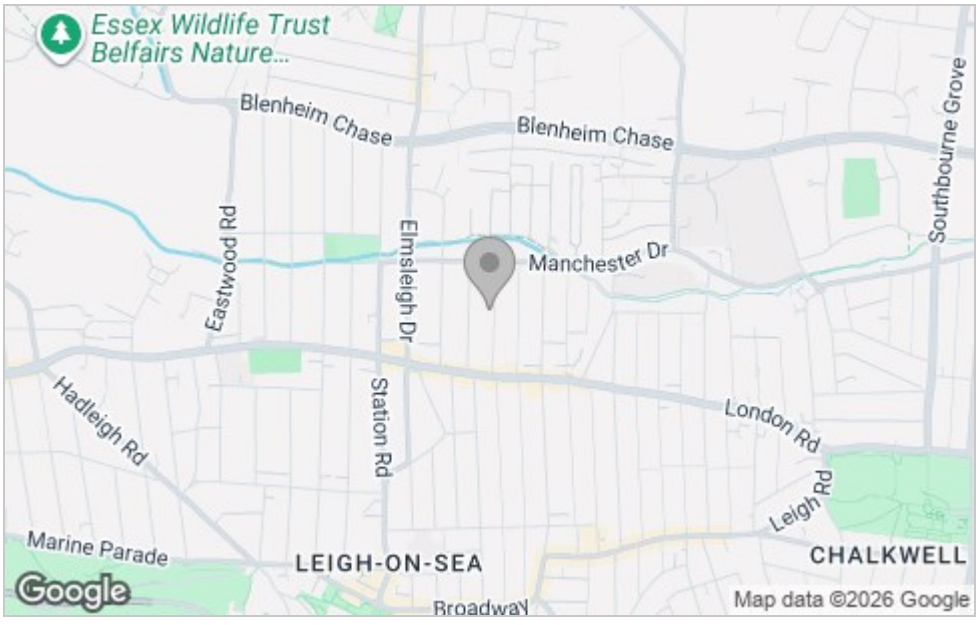




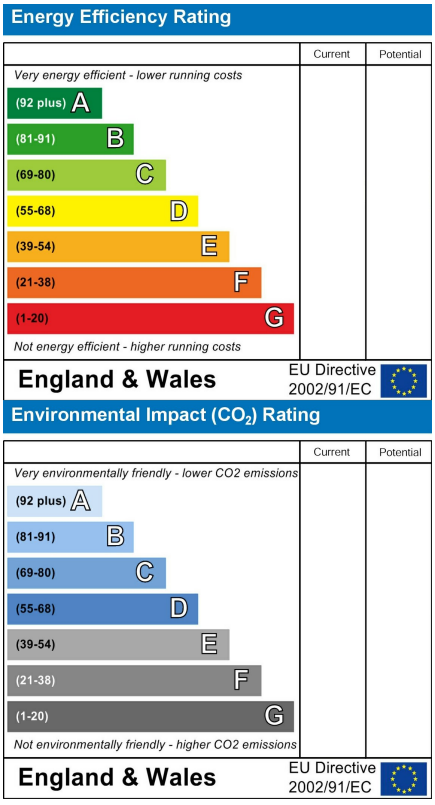
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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