



FOR SALE

**Marguerite Drive,
Leigh-on-Sea SS9 1NW**

£375,000 Freehold

- Stunning Modern Home
- Semi-Detached House
- 2 Bedrooms
- 2 Bathrooms
- Open Plan Living Area
- Off Street Parking
- Stylish Throughout
- Private West Facing Garden
- Close to Leigh Amenities
- Viewing Advised

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

Stunning & modern 2-bedroom semi-detached house in the heart of Leigh – an ideal starter home or down sizers dream, just a short walk from London Road & Leigh Broadway. An immaculate high standard throughout this property offers stylish neutral décor with character features. The spacious open plan living space opens onto a good size kitchen, door to shower room and door out to the private west facing garden. With stylish feature skylights to the dining and

shower room and full-length glass windows making this a light and bright space. To the first floor is a great size master bedroom with fitted storage, second bedroom and bathroom. Each first-floor room has a window above the door and apex ceiling with a maximum height of 10' making the upstairs feel spacious and airy. With off street parking to front and enclosed, private front west facing garden with patio and lawn. Viewing on this desirable property is highly advised.

Front

Entrance to house with generous off street parking space, gate to private garden and wooden front door into property.

Open Plan Living

Lounge/Dining Area

19'1 x 14'8 (5.82m x 4.47m)

Stunning lounge/dining area offering modern open plan living is a stylish setting. A deceptively spacious neutrally decorated space with wooden flooring, double glazed full length windows and door opening onto private garden. With two feature skylights, two radiators, cupboard, spotlights, door to ground floor shower room and open space to kitchen area.

Kitchen

14'8 x 11'6 max (4.47m x 3.51m max)

Beautiful modern fitted kitchen with a range of gloss wall and base units with complimentary work surface, subway tiled splash backs, wooden flooring and spotlights. Integrated appliances include oven, hob & extractor, dishwasher, under counter fridge and freezer with space for dryer and further space for washing machine in the under stairs cupboard.

Shower Room

Great size ground floor shower room with 3 piece suite of WC, wash hand basin and walk in shower with mosaic tiling, rain head shower and glass door. Tiled floor with underfloor heating, chrome heated towel rail and feature skylight.

First Floor

Carpeted stairs to first floor with wooden handrail and glass balustrade.

Bedroom 1

14'7 x 12'10 max (4.45m x 3.91m max)

Spacious first floor master bedroom with carpeted flooring, fitted white gloss wardrobes, two Velux windows, spotlights, radiator and hanging light. With apex ceiling giving a maximum height of 10'. Shaped window above doorway.

Bedroom 2

9'10 x 6'2 (3.00m x 1.88m)

The second bedroom has fitted carpet, Velux window to front aspect, spotlights, radiator and apex ceiling giving a maximum height of 10'. Window above doorway.

Bathroom

8'7 x 5' (2.62m x 1.52m)

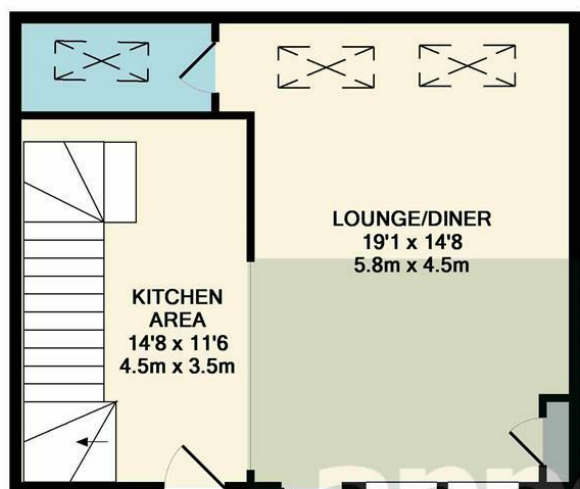
Modern fitted bathroom with 3 piece white suite of WC, vanity wash hand basin and bath with overhead shower and glass screen. Fully tiled bathroom with spotlights and apex ceiling giving a maximum height of 10' and window above doorway.

Garden

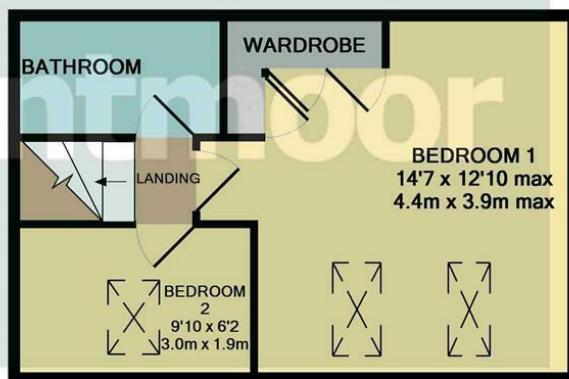
18'7 x 11'10 (5.66m x 3.61m)

Private west facing garden accessed via door from lounge. Further gate to front of property. A pleasant front facing space with brick and timber enclosure, patio, lawn and mature shrubbery.





GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

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	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMENT ESTATES ONLY**

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719 966 W. appointmoor.co.uk



facebook.com/appointmoor



twitter.com/appointmoor



linkedin.com/company/appointmoor