



FOR SALE

**Leigh Hall Road,
Leigh-On-Sea SS9 1QZ**

Offers In Excess Of £550,000 Freehold Council Tax Band - D

- Four Bedroom Semi Detached House
- Separate Kitchen And Dining Area
- Maintainable Sized Garden
- Three Large Double Bedrooms
- Modern Family Bathroom
- Short Walk To Leigh Station
- Close To Local Amenities
- Fitted Kitchen
- Central Location
- Large Main Bedroom with En-Suite

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

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Description

Fantastically sized semi-detached property in the heart of Leigh-On-Sea, a stones throw away from the popular Leigh Broadway where you have ample amounts of restaurants and independent shops all close to your door. If you are looking for a property with an impressive size and potential to make your own this is one you must see benefitting from large lounge area, dining room with a kitchen separate, four good sized bedrooms and a maintainable garden this is the

perfect property for a family looking to be in a central location, close to 'Outstanding' schools and near the seaside.

Leigh Hall Road offers you a property with great character with its feature fireplaces and stunning ceiling roses throughout the home. Within close proximity to Old Leigh you will be able to enjoy some peaceful walks near the sea and have a mainline station close by.

Porch

Panelled door leading to porch, linoleum flooring, double glazed door leading to entrance.

Entrance

Wood effect flooring, radiator, under stair storage, hanging light fixture.

Lounge

Wood effect flooring, radiator, double glazed bay window to front aspect, fitted shutters, feature fireplace, picture rail, ceiling rose, hanging light fixture.

Kitchen

Tiled flooring, radiator, double glazed patio door leading to garden, double glazed window to rear aspect, base & wall mounted units, rolltop work surfaces incorporating stainless steel sink, 4 point gas hob with extractor over, space for appliances, integrated oven, partially tiled walls, hanging light fixtures.

Landing

Carpet flooring, hanging light fixture.

Dining Room

Wood effect flooring, wall mounted radiator, double glazed French doors leading to garden, picture rail, hanging light fixture.

Bedroom 2

Carpet flooring, radiator, double glazed bay windows to front aspect, carpet flooring, hanging light fixture.

Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, hanging light fixture.

Bedroom 4

Carpet flooring, radiator, double glazed windows to front aspect, hanging light fixture.

Bathroom

Heated towel rail, wood effect flooring, double glazed obscure windows to rear aspect, W/C, hand basin, shower cubicle, panelled corner bath, partially tiled walls, spotlight lighting.

Landing

Carpet flooring, eaves storage, hanging light fixture.

Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect, wall mounted light fixtures.

En-Suite

Carpet flooring, double glazed obscure window to rear aspect, W/C, hand basin, shower cubicle, partially tiled walls.

Rear Garden

Laid lawn, block paved patio, wooden shed to remain.

Front Garden

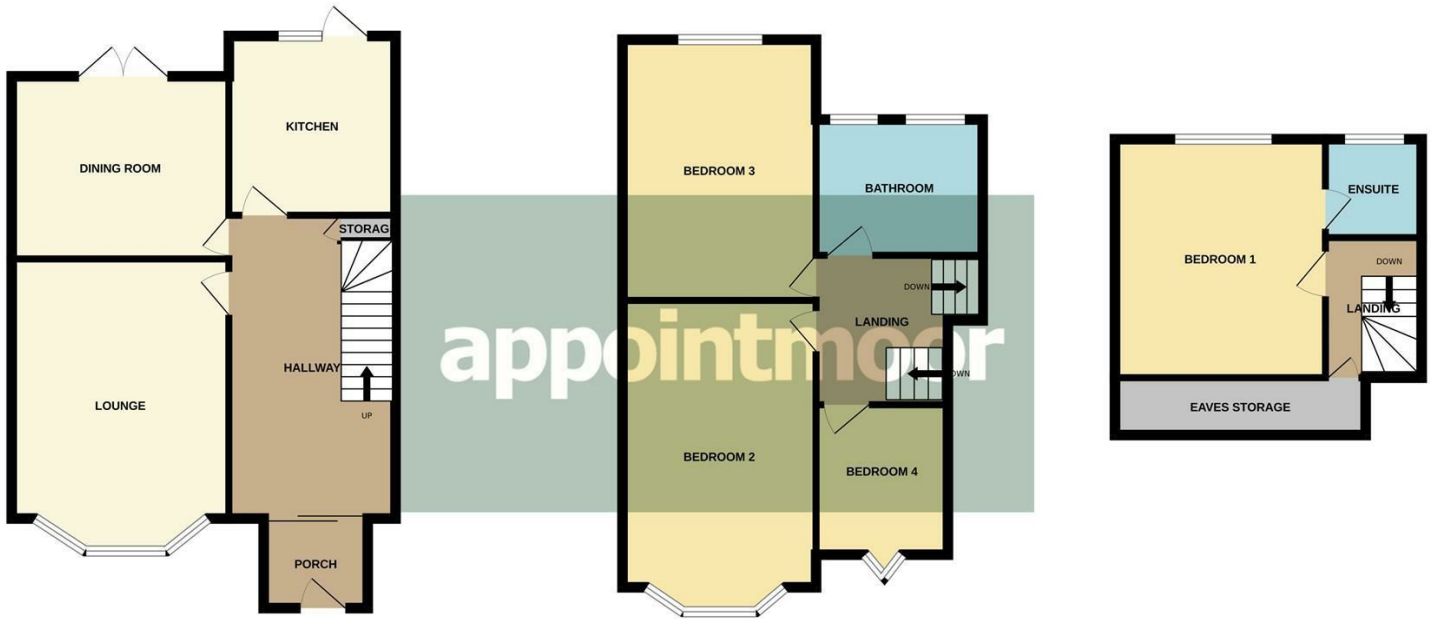
Brick built gate entrance, shrubs, stair leading to entrance.



GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.

2ND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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	83

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	

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VIEWS: BY APPOINTMOOR ESTATES ONLY

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