



FOR SALE

**Glenbervie Drive,
Leigh-On-Sea SS9 3JU**

£625,000 Freehold

- Detached Property
- Popular Leigh Location
- Refurbished Throughout
- Three Bedrooms
- Two Reception Rooms
- Detached Garage & Parking
- Stylish Modern Interior
- Substantial Rear Garden
- Convenient for Local Schools
- Short Walk to Leigh Broadway

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

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Description

Delightful three bedroom detached house in a popular central Leigh location. This fantastic property has been refurbished to a pleasing modern standard and offers comfortable stylish living. To the ground floor is an inviting hallway with cloakroom, lounge, second reception and kitchen diner, and to the first floor are three bedroom and family bathroom. Externally the

property benefits from an attractive and extensive rear garden, detached garage and off street parking. Situated in a great location, convenient for local schools and amenities.

Entrance

Paved frontage, brick wall enclosed and wooden front door into hallway.

Hallway

Inviting entrance hallway with parquet wooden floor, radiator, light fixture, picture rail and doors to rooms. Stairs to first floor with fitted carpet and under stair cupboards. Door to cloakroom.

Lounge

13'3 x 12'1 (4.04m x 3.68m)

Lounge to front aspect with double glazed bay window fitted with shutters, wooden floor, radiator, coving, light fixture and sliding glazed doors through to second reception/dining room.

Dining Room

15'7 x 13'3 (4.75m x 4.04m)

Second reception/dining room to rear aspect with wooden floor, coving, tall radiator, exposed brick fireplace and double glazed french doors from bay out to rear garden.

Kitchen

18'7 x 14'11 (5.66m x 4.55m)

Great size kitchen diner with wooden floor, two double glazed windows to rear and double glazed door to side aspect out to rear garden. The contemporary kitchen has a range of wall and base units with work surface, integrated sink and drainer with mixer tap, recessed spotlights, space for fridge freezer, breakfast bar and space for range cooker with marble effect splash back. Open through to snug area with double glazed window to front.

Cloakroom

4'6 x 2'7 (1.37m x 0.79m)

Two piece cloakroom with WC and wash hand basin. Wooden floor, double glazed window to side, radiator and light fixture.

First Floor

Stairs to first floor landing with two stained glass windows to side aspect, radiator and access to loft hatch. Doors to all rooms.

Master Bedroom

14' x 12'5 (4.27m x 3.78m)

Master bedroom to front aspect with double glazed window, fitted carpet, fitted wardrobes, radiator, coving, picture rail and light fixture.

Bedroom 2

14' x 12'7 (4.27m x 3.84m)

Bedroom to rear aspect with double glazed window, fitted carpet, fitted wardrobes, radiator, coving, picture rail, fitted cupboard and light fixture.

Bedroom 3

9'1 x 8' (2.77m x 2.44m)

Bedroom to front aspect with double glazed window to side, fitted carpet, light fixture, radiator, picture rail and fitted wardrobe.

Bathroom

9'1 x 7'9 (2.77m x 2.36m)

Four piece bathroom comprising of roll top free standing bath, WC, wash hand basin, large shower cubicle with rain head shower and glass screen. Double glazed window to rear, chrome heated towel rail, tiled floor and spotlights.

Rear Garden

Extensive and well kept rear garden with patio area, expansive lawn and mature trees and shrubbery. Timber fencing, shed and summerhouse/office.

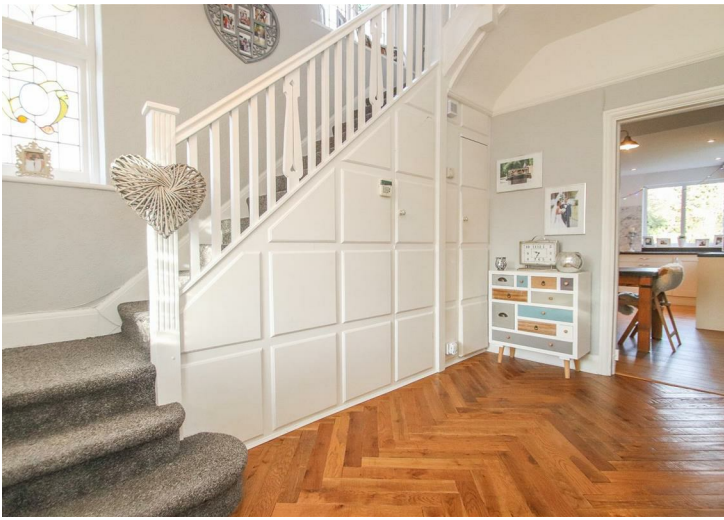
Office

12'5 x 9'2 (3.78m x 2.79m)

Office/summerhouse to rear of garden with power, lighting and internet connection.

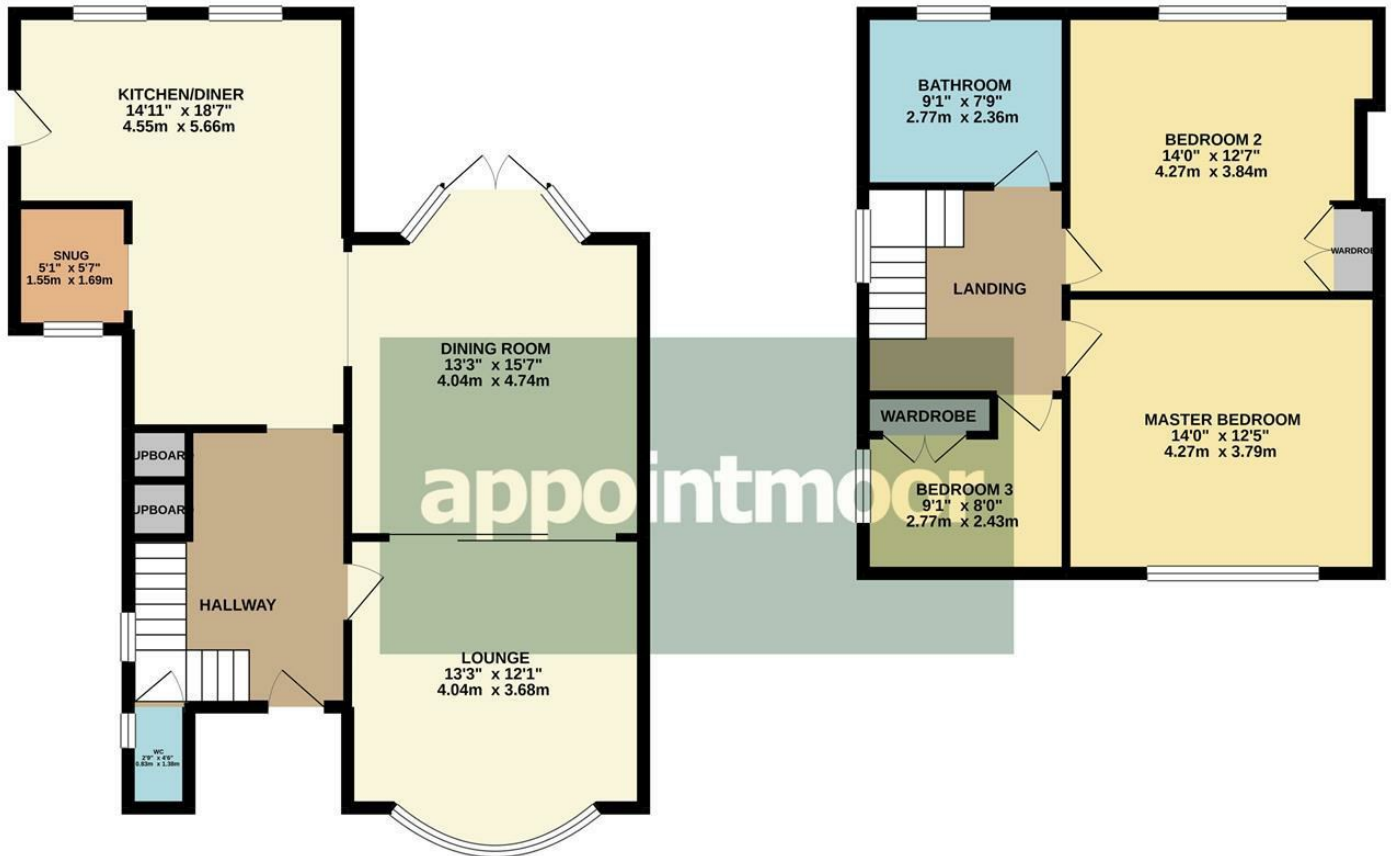
Garage & Parking

Detached garage to side aspect with power & lighting. Off street parking to front.



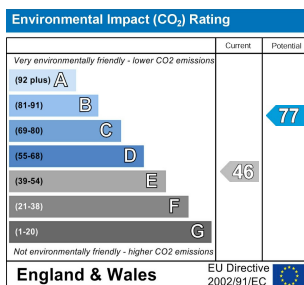
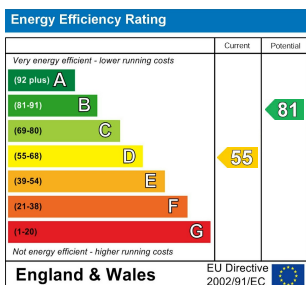
GROUND FLOOR
751 sq. ft. (69.8 sq. m.) approx.

1ST FLOOR
574 sq. ft. (53.3 sq. m.) approx.



TOTAL FLOOR AREA : 1325 sq. ft. (123.1 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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