



FOR SALE

**Marguerite Drive,
Leigh-On-Sea SS9 1NN**

Guide Price £600,000 Freehold

- Central Leigh Location
- Terrace House over 3 Floors
- 4 Bedrooms
- 2 Bathrooms & Cloakroom
- 27' Open Plan Kitchen with Bi-fold Doors
- Lounge to Front
- Modern Neutral Decor Throughout
- West Facing Rear Garden
- Great for Schools & Amenities
- Family Friendly Neighbourhood

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

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Description

Guide Price £600-£625,000. ONWARD CHAIN COMPLETE! Fantastic four bedroom terrace house in a popular and sought after central Leigh location. Spread over three floors this beautiful modern house has neutral decor throughout and a private west facing rear garden. Entering the property is a welcoming hallway, shut-away lounge to front aspect with

decorative fireplace, cloakroom and stunning 27' high specification kitchen diner with roof lantern and bi-fold doors. To the first floor are three bedrooms and four piece bathroom with a further bedroom and en-suite to the top floor. Located in a great family friendly neighbourhood just a short walk from Leigh Broadway, local schools and amenities, viewing is advised.

Entrance

Brick wall enclosed tiled front garden with path to entrance. Double doors into porch with further glazed double doors into welcoming entrance hallway. The hallway has wooden herringbone floor, radiator, coving, ceiling rose, coat cupboard and under stair cupboard and doors to all rooms.

Lounge

Shut-away lounge to front aspect with wooden herringbone floor, double glazed bay window, two cast iron radiators, coving, ceiling rose and decorative fireplace with marble mantle and fitted alcove storage.

Kitchen Diner

Beautiful high specification luxury kitchen diner to rear aspect with roof lantern and aluminium bi-fold doors out to the west facing rear garden. The kitchen has a range of wall and base units with complimentary breakfast bar island, quartz work surfaces and ceramic butler sink with mixer tap. Space for range cooker and integrated appliances include dishwasher, wine cooler, tall fridge, under counter freezer and microwave. Separate pantry cupboard and cupboard housing washing machine and dryer. Inset spotlights and decorative hanging lights.

Cloakroom

Essential ground floor cloakroom comprising of WC and corner wash hand basin.

First Floor

Stairs to first floor landing with fitted carpet and doors to all rooms.

Bedroom 1

Bedroom to front aspect with double glazed bay window, fitted carpet, picture rail, coving and radiator.

Bedroom 2

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

Bedroom 3

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

Bathroom

Four piece bathroom comprising of WC, pedestal wash hand basin, bath with mixer tap and shower attachment and corner shower cubicle with glazed door. Tiled floor, part subway tiled walls, heated towel rail, two double glazed windows, inset spotlights and airing cupboard.

Second Floor

Stairs to second floor with fitted carpet and Velux window.

Bedroom 4

Top floor bedroom with double glazed window to rear, Velux window, fitted carpet, radiator, fitted cupboard and eaves storage.

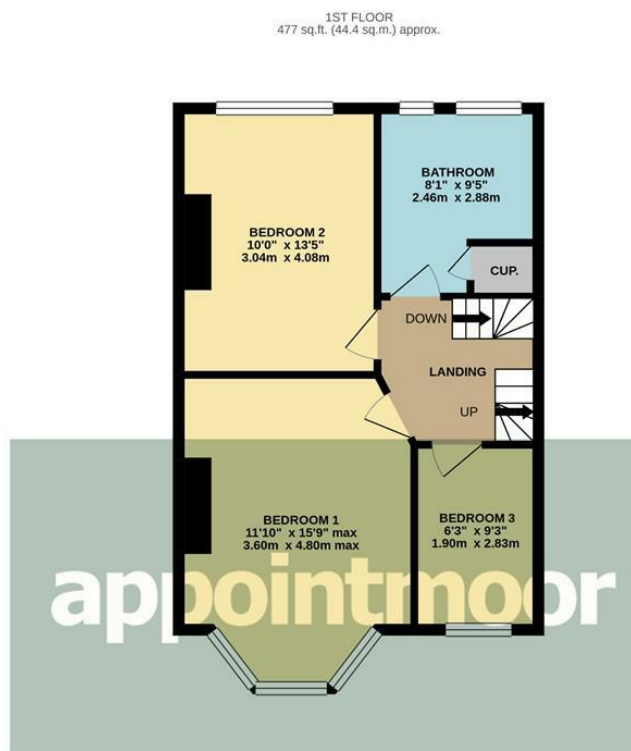
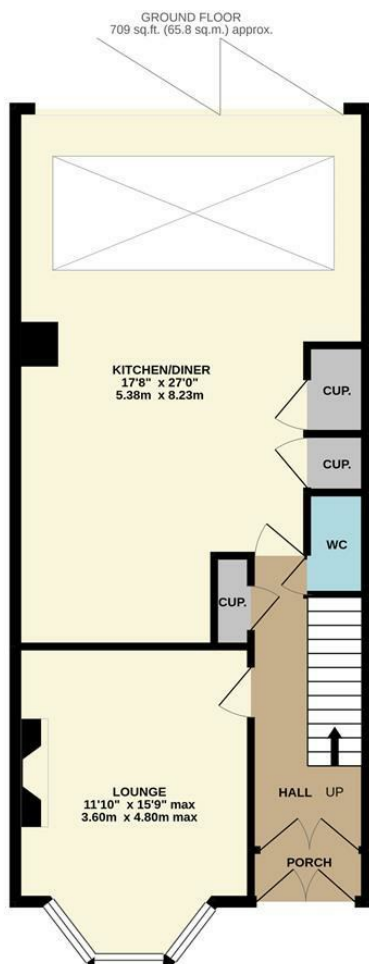
En-Suite

Three piece en-suite comprising of WC, vanity wash hand basin and large shower cubicle with glazed sliding door. Double glazed window to rear, heated towel rail, tiled floor and inset spotlights.

Rear Garden

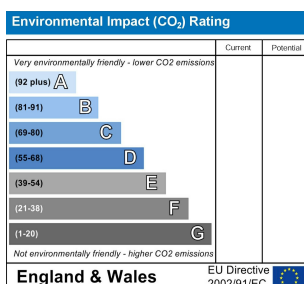
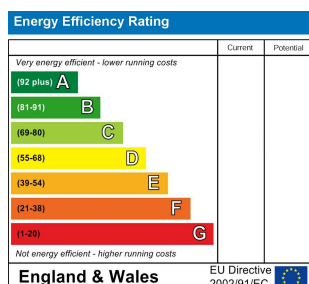
West facing rear garden with decking area, patio, low maintenance lawn section, raised bedding planters, timber fencing and garden shed.





TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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