



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.  
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2ND FLOOR

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		49
(21-38) <b>F</b>	24	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:  
7 Grand Drive



**7 Grand Drive, Leigh-on-Sea, Essex, SS9 1BG**  
Asking Price Of £1,400,000

Situated in this stunning location between Grand Parade & Leigh Broadway is this exceptional FIVE BEDROOM DETACHED FAMILY HOME, which stands on an impressive WEST BACKING PLOT and offers huge scope & potential. The accommodation includes a grand entrance hall, cloakroom, three reception rooms, fitted kitchen/breakfast, four first floor double bedrooms and a family bathroom, plus a fifth single bedroom/study and a further second floor loft room. A unique opportunity which must not be missed.

- Beautiful Character Home
- Fully Detached
- Five Bedrooms





**ACCOMMODATION COMPRISES:** The property is approached via original hardwood entrance door leading to:

**ENTRANCE HALL:** 18' 11" x 12' 4" (5.77m x 3.76m) A charming and grand entrance hall with stairs leading to the first floor landing, secondary double glazed lead light corner window, parquet flooring, power points, brick built fireplace, plate rack, wood panelling to walls, under stairs storage cupboard, radiator, panelled doors to accommodation off.

**CLOAKROOM:** 8' x 3' (2.44m x 0.91m) Obscure glazed window to side aspect, two piece suite comprising of low level WC, wash hand basin with mixer tap and vanity unit beneath, half tiled to surrounding walls, tiled flooring.

**LOUNGE:** 19' 1" (into bay) x 12' 9" (5.82m x 3.89m) A wonderful main reception room with large lead light bay window to front aspect with original coloured lead light inserts above, parquet flooring, plate rack, feature fireplace, wood panelling to ceiling, two radiators.

**SITTING ROOM:** 16' 4" x 12' 9" (4.98m x 3.89m) Double glazed patio doors to rear giving access to the garden, further double glazed window to rear, parquet flooring, picture rail, coved cornice to ceiling, four wall light points, radiator.

**DINING ROOM:** 12' 8" x 12' 5" (3.86m x 3.78m) Double glazed window to side aspect, vinyl flooring, fitted dresser unit with cupboards, drawers and glazed display cabinets, twin fitted storage cupboards, further fitted cupboard housing boiler (not tested), sliding door leading through to the kitchen.

**KITCHEN/BREAKFAST ROOM** 14' 3" x 10' 3" (4.34m x 3.12m) Double glazed window to rear aspect overlooking the rear garden, the kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces which continue to the expanse of most walls with an abundance of cupboards and drawers beneath, space for 'Range' cooker and extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath and various glazed display cabinets, integrated dishwasher, built-in larder cupboard, fitted breakfast bar, tiled splash backs, power points, smooth plastered ceiling with inset spotlighting, further double glazed window to side aspect and door to opposing side.

**FIRST FLOOR LANDING:** 19' 5" x 16' 9" (5.92m x 5.11m) (Maximum measurements) An impressive L shaped landing with double glazed lead light coloured window to side aspect, carpeted, power points, built-in airing cupboard, access to loft space via pull down ladder,

panelled doors to accommodation off.

**BEDROOM ONE:** 16' 3" x 13' (4.95m x 3.96m) Secondary double glazed lead light window to front aspect with estuary views, further double glazed lead light window to side aspect with estuary views, carpeted, power points, radiator.

**BEDROOM TWO:** 16' 8" x 13' 9" (5.08m x 4.19m) Double glazed bay window to rear aspect with estuary views, carpeted, power points, picture rail, wall mounted wash hand basin with vanity unit beneath, further double glazed window to side aspect with estuary views, radiator.

**BEDROOM THREE:** 16' 4" x 11' 6" (4.98m x 3.51m) Double glazed window to rear aspect, carpeted, power points, built-in alcove storage cupboard, picture rail, radiator.

**BEDROOM FOUR:** 12' 4" x 12' (3.76m x 3.66m) Double glazed lead light feature window to front aspect with estuary views, carpeted, power points, coved cornice to smooth plastered ceiling, two fitted storage cupboards, double glazed door to balcony, radiator.

**BEDROOM FIVE:** 9' 6" x 8' 4" (2.9m x 2.54m) Double glazed window to side aspect, carpeted, power points, picture rail, fitted storage cupboard, radiator.

**BATHROOM:** 9' 4" x 8' 4" (2.84m x 2.54m) Double glazed obscure window to side aspect, five piece coloured suite comprising of panelled corner bath with shower attachment, low level WC, bidet, fully tiled shower cubicle, pedestal wash hand basin, fully tiled to surrounding walls, vinyl flooring, radiator.

**LOFT ROOM:** 18' 6" x 12' 8" (5.64m x 3.86m) A fantastic room which is approached via a pull down loft ladder and offers lots of potential for further development (subject to planning). Currently with double glazed lead light window to side aspect offering more estuary views, exposed floorboards and eaves storage.

**EXTERNALLY:** The property stands on a generous west backing plot and offers to the front a block paved driveway, allowing off street parking for several vehicles, whilst to the rear there is a large garden with a paved patio area to the immediate rear and the remainder being mainly laid to lawn with flower and shrub borders, screen panelled fencing and gate to rear giving access to Queens Road. There is also a fitted storage cupboard and enclosed seating area off the patio and access to the garage.

**ATTACHED GARAGE:** 17' x 7' 8" (5.18m x 2.34m) (internal measurements) With up and over door, window & door to rear, giving access to the rear