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40 Hadleigh Road, Leigh-on-Sea, SS9 2LY

Guide price £600,000 - £650,000

A beautiful 3 good size bedroom, 2 reception room semi detached house that has been extended to the rear and provides glorious estuary views from most rooms within the house. This charming character property also benefits from a downstairs shower room, a detached garage and parking which is accessed via Rectory Grove and the exciting potential for further extension to the rear and into the loft which would create more impressive views over the estuary. The location of this family home is very sought after with Leigh Broadways shops, bars and restaurants just a moments from your front door. Leigh Station is also a short walk. The property is being sold with no onward chain and keys are held at the office so contact our today to book your viewing.

- Imposing semi detached character house
- 3 good size bedrooms
- 2 reception rooms
- Extended to the rear
- Estuary views from both floors
- Detached garage and parking to rear
- Further potential to extend (S.T.P)
- Stone throw to Leigh Broadways shopping facilities
- Short walk to Leigh Station and beach front
- Potential for parking to front (S.T.P)



FRONTAGE: Front garden area, steps to solid wood front door, potential for off-street parking (subject to planning permission).

HALLWAY: Window to front & side offering estuary views, stairs to first floor, understairs storage, ceiling cove, radiator and carpet.

LOUNGE: 16' 0" into bay x 13' 8" (4.88m x 4.17m) Bay windows to front, ceiling cove, fireplace, built in cupboards/shelves and carpeted.

SHOWER ROOM: Obscure window to side, double shower, pedestal wash basin, low level WC, tiled walls and vinyl flooring.

SITTING/DINING ROOM: 19' 0" x 12' 5" (5.79m x 3.78m) Door and window to rear, skylight windows to rear, ceiling cove, picture rail, two radiators and carpet.

KITCHEN/BREAKFAST ROOM: 15' 4" x 14' 5" (4.67m x 4.39m) Windows and door to rear, skylight windows, door to front giving access to side, wall and base units, laminate worktops, 1.5 sink and drainer, further single sink, gas hob with extractor, integral oven and grill, space for fridge freezer, integral dishwasher, space for washing machine, tiled splash backs, laminate floor and three radiators.

BEDROOM ONE: 13' 4" x 12' 3" (4.06m x 3.73m) Window to front, ceiling cove, picture rail, cupboard, radiator and carpet.

BEDROOM TWO: 13' 3" x 11' 8" (4.04m x 3.56m) Window to rear, built in cupboards, ceiling cove, picture rail, radiator and carpet.

BEDROOM THREE: 8' 4" x 7' 6" (2.54m x 2.29m) Corner window, window to side, picture rail and radiator.

BATHROOM: Obscure window to rear, storage cupboard, panelled bath, pedestal wash basin and radiator.

SEPERATE WC: Obscure window to side and low level WC.

REAR GARDEN: Commences patio, mainly laid to lawn, flower and shrub borders and estuary views.

GARAGE AND PARKING: 16' 8" x 9' 8" (5.08m x 2.95m) Access via Rectory Grove to a detached garage and parking.