



38 Hadleigh Road



# 38 Hadleigh Road Leigh on Sea Essex SS9 2DY

Home Estate Agents are privileged to offer for sale this four bedroom detached residence situated in one of Leigh's most highly sought after and desirable locations just a short distance from all that Leigh has to offer with its vibrant Broadway, traditional Old Town with its river frontage and transport links and from its elevated position enjoys spectacular and far reaching sea and estuary views.

The accommodation comprises: entrance hall, two bedrooms, both with en-suites, utility to the ground floor with open plan family/living room incorporating lounge, dining, kitchen and sun room to the first floor. To the top floor are two further bedrooms along with a master bathroom. Outside has parking to the front and private gardens to the rear.

The property also benefits from gas fired heating via radiators and double glazing including the garden room and where mentioned.

The property is perfectly placed for access to Leigh's mainline station with C2C services through to London and with schools suiting and catering for all ages, further transport links including



road and Southend international airport, this desirable property must be viewed to fully appreciate its superb panoramic vista.

## Accommodation Comprises:

### Entrance

Replacement composite entrance door with opaque double glazed insert, opaque double glazed sidelights to:

### Hallway

Radiator, oak wood flooring, built in cupboard, stairs rising to first floor landing with storage/cloaks space below, coved cornicing, doors to:

### Bedroom 18'8" x 12'6" > 7'7"

Wall light points, skirting radiator, coved cornicing, double glazed bay window with views down towards the estuary.

### En-Suite

Modern suite comprising panelled bath with mixer tap and separate thermostatically controlled shower over, tiled shower cubicle, wall mounted stainless steel circular bowl on opaque glazed vanity unit with mixer tap, close coupled wc with concealed cistern, tiling to full wall height, shaver point, coved cornicing, extractor.

### Garden Room 13'9" > 10'2" x 8'8"

Radiator, laminate wood flooring, coved cornicing, double glazed sliding patio doors to rear.





#### West Facing Decked Balcony

With opaque glass balustrade and sun awning over.

#### Sun Room 20'4" x 12'10" > 6'1"

Laminate wood flooring with underfloor heating, wall light points, glazed vaulted roof with double glazed windows and sliding patio doors leading to rear garden and enjoying sea views to the east. This room can also be accessed via the half landing to the stairs.

#### Kitchen 12'6" x 10'6"

Rolled edge work surfaces with inset one and a quarter bowl stainless steel sink and mixer tap, range of base, drawer and cupboard units, matching eye level wall cabinets including glazed display units, integrated four ring 'Neff' gas hob and adjacent 'Neff' deep fat fryer, stainless steel splashback to extractor hood, built in eye level double 'Neff' ovens, mosaic tiled splashbacks, coved cornicing, double glazed window to rear.

#### Cloakroom

Close coupled wc, modern wall mounted wash hand basin with monobloc tap and tiled splashbacks, coved cornicing to wood panelled ceiling, opaque double glazed window to front.

#### Second Floor Half Landing

Double glazed window to rear, wall light points, doors to:

#### Bedroom One 13'9" x 12'9"

Skirting radiator, built in wardrobe, coved cornicing, double glazed window to rear, double glazed window and sliding patio doors onto the west facing balcony which enjoys



#### Utility

Plumbing for washing machine, floor standing gas boiler serving heating and hot water (not tested).

#### Half Landing

Built in storage space, stairs rising to:

#### First Floor Living Area

Comprising lounge, dining room, kitchen and sun room.

#### Lounge Area 23' x 19'7" > 11'2"

Skirting radiators, wall light points, coved cornicing and enjoying dual aspects to both the front and side with spectacular and far reaching views over the estuary and back towards London, access to:



extensive and far reaching views over Two Tree Island and the estuary.

#### Bedroom Two 11'10" x 8'9"

Skirting radiator, built in double wardrobe, coved cornicing, double glazed window to front enjoying far reaching views.

#### Bathroom 10'6" x 8'4"

Modern white suite comprising whirlpool bath with side mounted mixer tap, separate thermostatically controlled shower over, his & hers wash hand basins with mixer taps in vanity unit with cupboards below, adjacent low level wc with concealed cistern, tiling to full wall height, chrome heated towel rail, wall light points, shaver point, coved cornicing, built in airing cupboard housing hot water tank and pumps for shower, opaque double glazed window to rear.



#### Exterior

##### Rear Garden

Approximately 55ft commencing with views down to the estuary, ornate garden pond, covered outside garden room, outside lights and tap.

##### Front Garden

Being paved providing off street parking for numerous vehicles, inset lighting, adjacent flower beds.











Guide Price: £1,200,000 Freehold

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