



43 Herschell Road

43 Herschell Road Leigh on Sea Essex SS9 2NH

Home Estate Agents are privileged to offer for sale this charming extended four bedroom end of terrace property situated on the highly desirable and much sought after Marine Estate a short distance from Marine Parade, having off street parking and a 95' west facing rear garden.

The accommodation comprises: Entrance porch, hallway, cloakroom, open plan living room & kitchen/breakfast room to the ground floor with landing, three bedrooms & modern bathroom to the first floor with further bedroom and en-suite to the top floor. Outside having off street parking to the front and a west facing garden to the rear.

The property also benefits from a newly installed boiler which serves the gas radiator heating which is enhanced with underfloor heating to the bathroom and having double glazing throughout.



The property is located a short distance from Marine Parade and within easy walking distance of Leigh's mainline station with C2C services to Fenchurch Street along with Leigh's bustling Broadway with its array of bars, shops & restaurants and Leigh's Old Town with its vibrant river frontage as well as schools suiting and catering for all ages. The spacious accommodation warrants early internal viewing to be fully appreciated.

Accommodation Comprises:

Entrance

Part opaque glazed entrance door and side lights to:

Entrance Porch

Further opaque stained glass entrance door with side lights to:

Hallway

Two radiators, oak wood flooring, dado rail, wall light points, Hive heating controls, coved corning, stairs rising to first floor landing with cupboards under.

Cloakroom

Modern white suite, low level w.c with concealed cistern, wall mounted wash hand basin with monbloc tap, tiled floor and tiling to full wall height to two walls, radiator, extractor, downlighters.



with concealed lighting below further tall standing cupboards, range style cooker with extractor canopy over, plumbing for washing machine, integrated dishwasher, oak wood flooring, tiled splash backs, cupboard concealing gas boiler serving heating and hot water, downlighters, double glazed window to side, double glazed French doors leading onto the patio area and a sunny rear garden.

First Floor Landing

Double built-in storage cupboards, dado rail, wall light points, coved cornicing, stairs rising to second floor, double glazed leadlight window to front and doors to:

Bedroom One 16'3 x 11'3

Radiator, downlighters, double glazed bay window to front.

Bedroom Two 11'9 x 11'4

Radiator, double glazed window to rear.

Bedroom Three 10' x 9'3

Radiator, double glazed window to the rear.

Bathroom 7'4 x 5'5

Modern white suite of panel bath, wall mounted monobloc tap, multi-head shower over, wall mounted floating wash hand basin with monobloc tap, low level w.c., with concealed cistern, marble tiled floor with



Open Plan Living Room 28'6 x 13'9 > 11'1

Feature open fireplace and hearth, two radiators, oak wood flooring, built-in book shelves, wall light points, concealed wall mounted t.v a.v points, double glazed leadlight bay window to the front, double glazed French doors leading onto the west facing rear garden.

Kitchen 14' x 10'

One and quarter bowl stainless steel sink with monobloc tap set in solid wood surfaces with a range of gloss fronted base, drawer and cupboard units with stainless steel fixings, matching eye level wall cabinets above

underfloor heating and matching tiling to full wall height with vanity shelf and mirror, downlighters above, opaque double glazed window to the side.

Second Floor Landing

Door to:

Master Bedroom 18'8 x 11'5

Two radiators, access to eaves storage space, Velux window to the front, double glazed French doors with west facing Juliette balcony.

En-Suite

White suite of tiled and glazed shower cubicle with pedestal wash hand basin with mixer tap, close coupled w.c, tiling to half wall height, heated towel rail, extractor, opaque double glazed window to the rear.

Externally

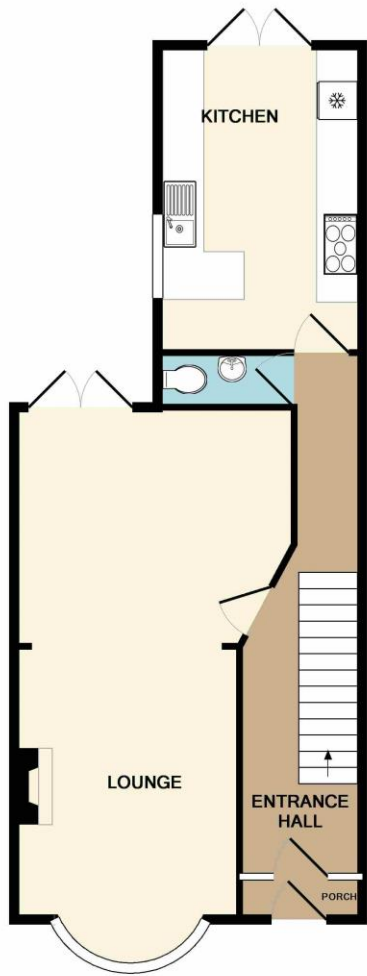
The front garden is blocked paved providing off street parking for two cars.

Rear Garden

Measuring approximately 95', being west facing, commencing with paved patio, the remainder being laid to lawn with attractive and well stocked flower and shrubs & tree borders leading to further gravelled area with two garden sheds, outside tap.







GROUND FLOOR



1ST FLOOR



2ND FLOOR



Guide Price: £679,995 Freehold

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