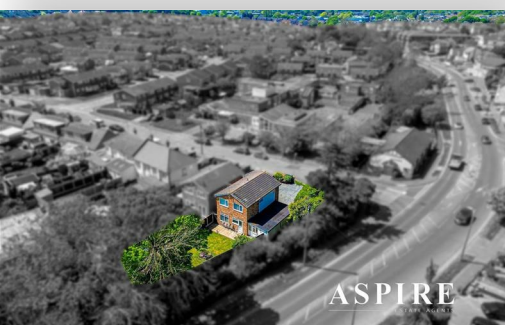


**To arrange a viewing contact us
today on 01268 777400**



Lambeth Road, Leigh-On-Sea Offers in the region of £475,000

Set within a sought-after Eastwood neighbourhood, this spacious and well-presented four-bedroom detached home offers the ideal layout for modern family living. With bright, flexible interiors and excellent outdoor space, the home is designed for both comfort and entertaining.

The property includes a master bedroom with en-suite and built-in wardrobes, two further doubles, and a fourth bedroom that can double as a home office or dressing room. A light-filled lounge, separate dining room, and open-plan kitchen with quality appliances ensure space for everyone.

Outside, a private rear garden with a summer house creates a peaceful retreat, while a double and single garage provide ample parking and storage. Located close to top schools, green spaces, local shops, and transport links, this home ticks all the boxes for growing families and professionals alike.

www.aspireestateagents.co.uk

Hallway

Lounge

15'4" x 11'1" (4.68m x 3.38m)

Kitchen

12'3" x 8'5" (3.74m x 2.57m)

Dining Room

14'8" x 8'7" (4.48m x 2.62m)

Landing

Bedroom One

13'8" x 10'4" (4.17m x 3.15m)

Bedroom Two

10'5" x 10'0" (3.18m x 3.05m)

Bedroom Three

10'1" x 7'9" (3.08m x 2.37m)

Bedroom Four

10'4" x 7'0" (3.15m x 2.14m)

Bathroom

7'3" x 5'7" (2.21m x 1.71m)

Garden

Summer House

15'7" x 12'0" (4.75m x 3.66m)

Single Garage

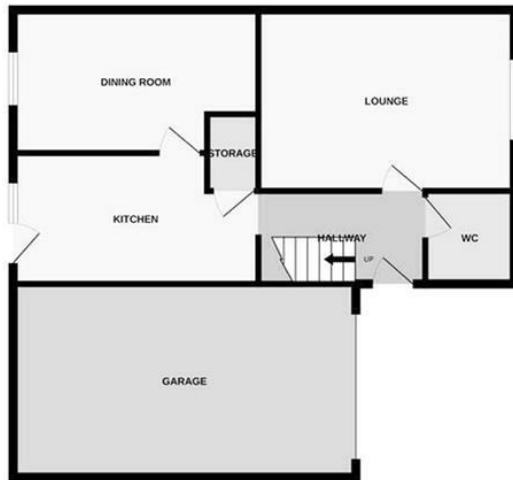
16'6" x 8'2" (5.03m x 2.49m)

Double Garage

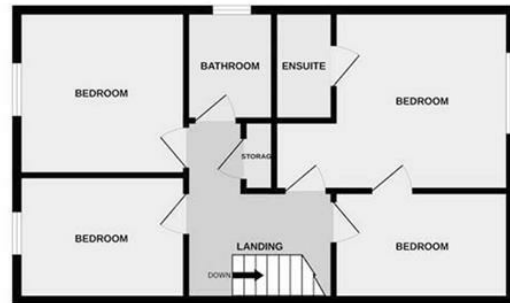
21'7" x 12'9" (6.58m x 3.89m)

Driveway

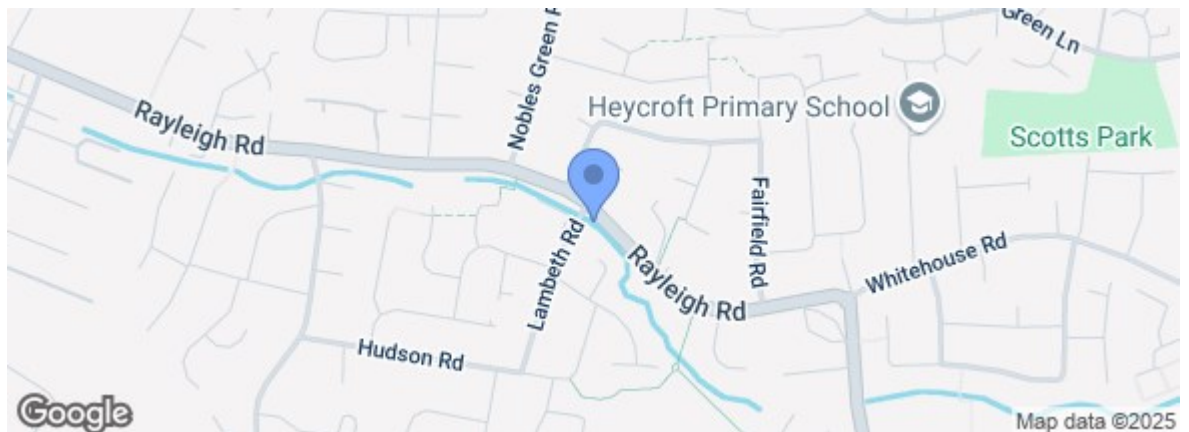
Ground Floor



1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		67	79
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.