



Percy Road, Leigh-On-Sea, Essex, SS9 2LA

3 bedroom semi-detached house / O.I.E.O £450,000 / t. 01702 555888

Offered with no onward chain in this sought after turning within the heart of Leigh, is this spacious **three bedroom** family home with great potential. Accommodation includes two large reception rooms, conservatory and good size kitchen together with generous size bedrooms, bathroom suite and separate WC. Outside there is a west facing rear garden measuring approximately 70ft in depth. Also offering excellent scope to extend (subject to the necessary consent).

Situated south of the London Road, a short distance to Leigh Broadway with its array of shops, restaurants and amenities whilst also being close to Leigh mainline station with direct links into London Fenchurch Street. Excellent local schools can be found nearby, the property being within catchment and walking distance of Westleigh Primary and Belfair's Academy schools.

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call home.**



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## Highlights

- \ **Spacious Three Bedroom Semi Detached Family Home**
- \ **No Onward Chain**
- \ **West Facing Garden**
- \ **Excellent Scope For Extension (subject to consent)**
- \ **Gas Central Heating**
- \ **Two Reception Rooms**
- \ **Good Size Bedrooms**
- \ **Sought After Location South Of London Road**
- \ **Westleigh Primary & Belfair's Academy School Catchments**
- \ **Easy Reach of Leigh Station & Leigh Broadway**
- \ **Viewings Advised**

Double glazed entrance door with double glazed adjacent opening to entrance hall.

**Entrance Hall 17'10 x 5'11 \**

Fitted carpet, radiator, power points, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage cupboard housing consumer unit and electric meter, wall mounted heating controls, doors to accommodation off.

**Lounge 17' Into Bay x 14'5 \**

Double glazed bay window to front, fitted carpet, radiator, power points, TV point, feature fireplace housing gas fire.

**Dining Room 13'10 x 11'3 \**

Double glazed window to rear with double glazed door adjacent leading to conservatory, fitted carpet, radiator, power point, TV point.

**Conservatory 10'2 x 7'10 \**

Double glazed window to rear, double glazed door to side leading to rear garden, tiled flooring, radiator, power points.

**Kitchen 15'1 x 8'11 \**

Stainless steel sink double bowl sink and drainer unit with chrome mixer tap inset into a range of roll edge work tops with cupboards and drawers beneath and matching eye level units, integrated oven, inset four ring gas hob with extractor over, space and plumbing for a washing machine, further appliance space, radiator, double glazed window to rear, double glazed window to side with door adjacent leading to sideways, power points, tiled splashbacks, cupboard housing boiler.

**Landing \**

Continuation of fitted carpet, double glazed window to side, airing cupboard housing tank and shelving, power points, radiator, doors to accommodation off.



**Bedroom One 17'1 Into Bay x 13'9 \**

Double glazed bay window to front, fitted carpet, radiator, power points, storage cupboard, TV point.

**Bedroom Two 13'9 x 11'5 \**

Double glazed window to rear, fitted carpet, radiator, power points, storage cupboard.

**Bedroom Three 8'10 x 6'7 \**

Double glazed window to front, fitted carpet, radiator, power points.

**Bathroom 6'11 x 5'11 \**

Two piece suite comprising panelled bath with shower over, vanity wash basin with storage below, double glazed window to rear, shaver point, radiator.

**Separate WC \**

Push button WC with inset sink and chrome mixer tap, radiator, obscure double glazed window to rear.

**Rear Garden \**

A good size west facing rear garden measuring approximately 70ft in depth. Commencing with patio whilst the remainder is laid to established lawn, fencing to borders, three timber sheds, outside tap, side access to front via timber gate.

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