



# FOR SALE

**Queens Road,  
Leigh-On-Sea SS9 1AZ**

**Guide Price £600,000 Freehold Council Tax Band - D**

- \*Guide Price £600,000 - £625,000\*
- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Three Double Bedrooms
- Central Leigh-On-Sea Location
- Driveway With Parking For One Vehicle
- Garage With Power & Lighting
- North Facing Sun Terrace
- Close To Local Amenities & Restaurants
- Walking Distance To Leigh-On-Sea And Chalkwell Station

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

Guide Price £600,000 - £625,000. We are proud to present this beautiful three bedroom semi-detached home in the heart of Leigh-On-Sea. Located on Queens Road, this home offers a large amount of living space featuring a spacious lounge area with a cosy log burner, a fitted kitchen with space and plumbing for appliances, three bedrooms with fitted storage, and two modern bathrooms. Benefitting from a beautiful sun terrace where you can enjoy the sunshine

overlooking Leigh-On-Sea, a well maintained rear garden with a seated patio area and a garage for storage. You also have a concrete paved driveway with parking for one vehicle.

Built in 1830's this property brings a great amount of character to your home including stunning estuary views from the second bedroom. Located just off of Leigh Broadway you are within a stones throw away from a range of independent shops, cafes and restaurants, and also within walking distance to Chalkwell and Leigh-On-Sea station.

### Porch

Single glazed window door leading to porch, carpet flooring, double glazed obscure window door to lounge area.

### Lounge

Wooden flooring, radiator, double glazed bay sash window to front aspect, seated window ledge, feature fire place with log burner fitted, under stair storage cupboard, pendant lighting.

### Kitchen

Wooden flooring, double glazed window to front aspect, double glazed window to rear aspect, double glazed door to rear aspect, base & wall units, granite work surface incorporating stainless steel sink & drainer, 5 point gas hob, integrated 'NEFF' oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, ceiling mounted light, double glazed obscure door leading to utility room.

### Utility Room

Tiled effect flooring, base units, shelving, ceiling mounted lighting, double glazed obscure door leading to garage.

### Dining Room

Wooden flooring, radiator, double glazed sliding door to rear aspect, pendant lighting.

### Downstairs Bathroom

Tiled flooring, radiator, double glazed obscure window to side aspect, double glazed obscure window to rear aspect, tiled walls, shower cubicle, W/C, hand basin, spotlight lighting.

### Landing

Carpet flooring, radiator, pendant lighting.

### Bedroom 1

Wood effect flooring, radiator, double glazed sash windows to front aspect, built in wardrobes, picture rail, pendant lighting.

### Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobe, pendant lighting.

### Family Bathroom

Tiled flooring, heated towel rail, radiator, double glazed obscure window to side, double glazed obscure windows to rear aspect, tiled walls, shower cubicle, corner bath, W/C, bidet, hand basin, ceiling mounted lighting.

### Landing

Carpet flooring, double glazed arched window to rear aspect, pendant lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to front aspect, double glazed door leading to sun terrace, eaves storage, pendant lighting.

### Sun Terrace

Laid astro turf.

### Garage

Up & over roller door, electric & power.

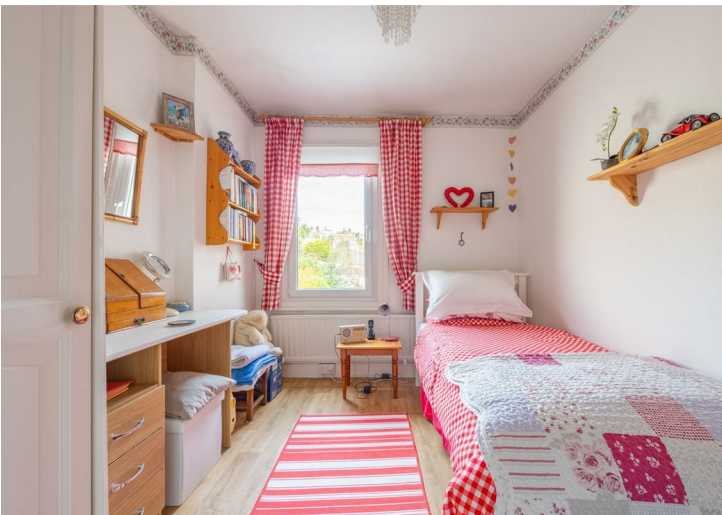
### Rear Garden

Patio seating area, laid lawn, shrubs and flowerbeds.

### Front Of Property & Parking

Block paved pathway, shrubs and flowerbeds, mature tree, driveway with parking for one vehicle.



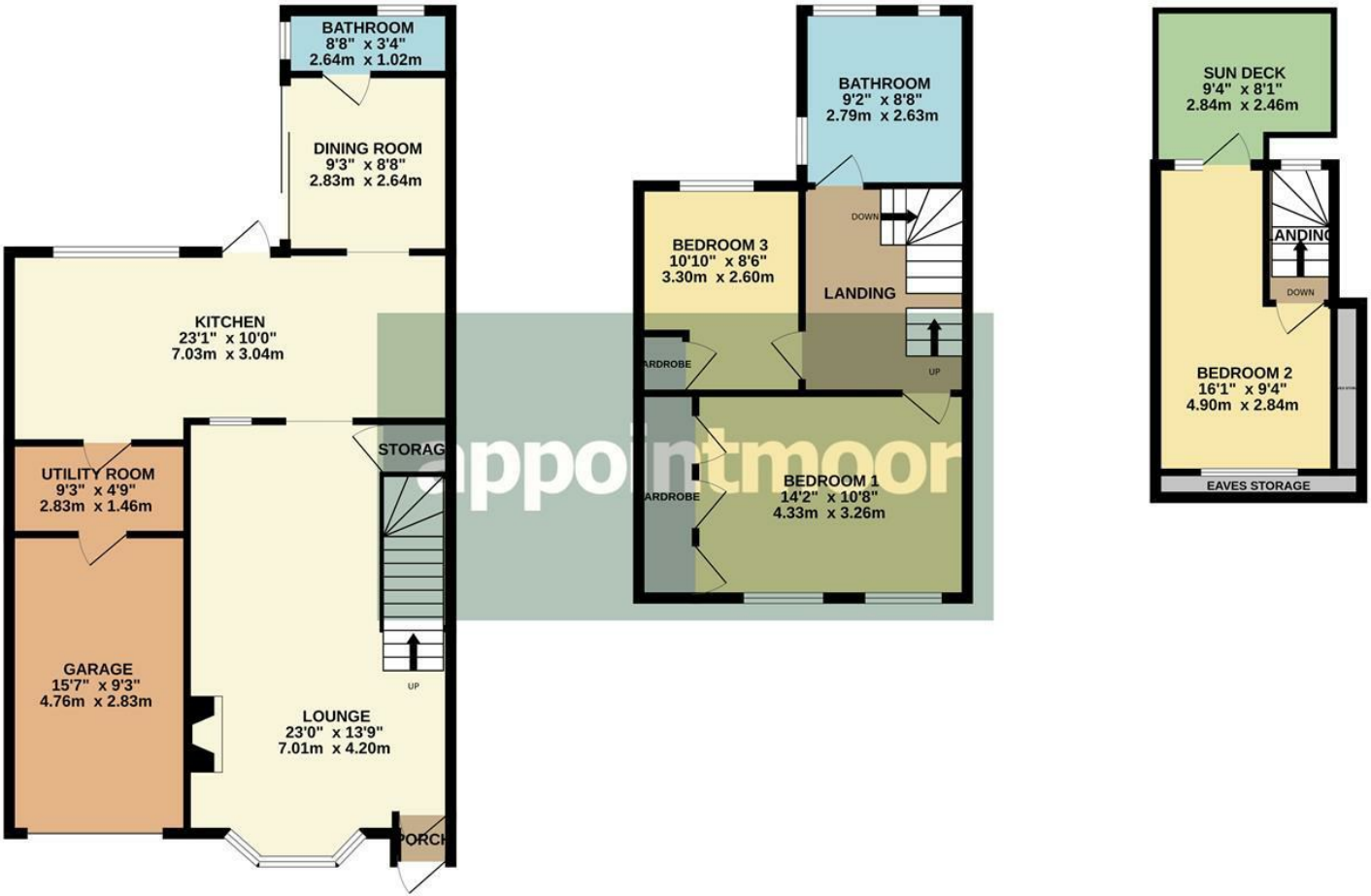




GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

2ND FLOOR  
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (133.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>58</b>

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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