

SCOTT &  
STAPLETON

NELSON ROAD  
Leigh-On-Sea, SS9 3HU  
Offers In Excess Of £625,000





## NELSON ROAD

**£625,000**

LEIGH-ON-SEA, SS9 3HU

Scott & Stapleton are excited to offer for sale this deceptively spacious semi detached character property which has been extended and improved by the current vendor to offer a delightful family home in exceptional condition.

This super property has versatile accommodation over 2 floors including spacious lounge, separate sitting/play room plus a superb open plan kitchen/family room to the ground floor as well as a good size utility room plus the large master bedroom & luxury bathroom. The first floor has 2 further double bedrooms plus another shower room.

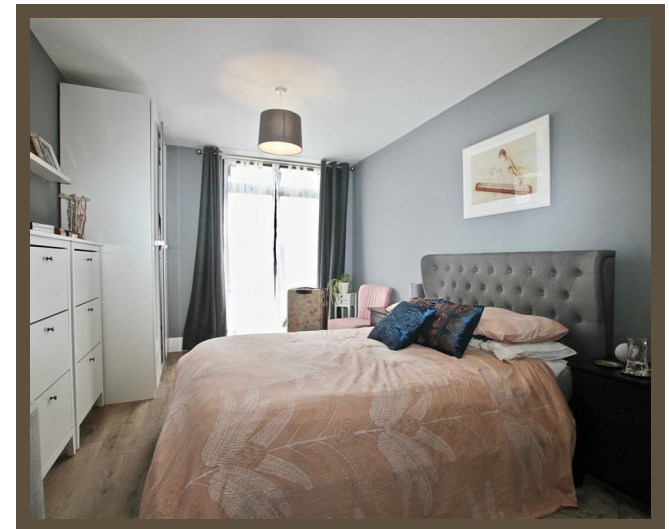
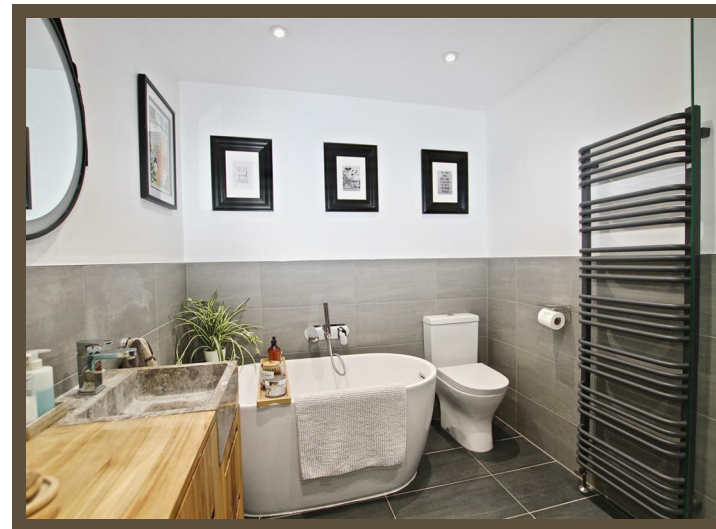
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The gardens have been landscaped with a large patio, further decked area & well tended lawns whilst there is ample off street parking to the front.

Located in a sought after location within walking distance of Chalkwell schools, station & park with shopping facilities also nearby and within the popular Westcliff High & Thomas More Schools catchment areas.

A great opportunity to purchase a versatile & spacious property in excellent condition. An early internal inspection is strongly advised.



## Accommodation comprises

Original wooden entrance door with obscure glazed inset leading to entrance hall.

## Entrance hall

7.62m x 1.73m (25' x 5'8)

Tiled floor, stairs to first floor with understairs storage cupboards plus further large cloaks cupboard. Cast iron radiator, ceiling roses.

## Lounge

5.31m x 3.18m (17'5 x 10'5)

UPVC double glazed bay window to front. Feature Victorian fireplace with tiled back & full height wooden mantle, laminate flooring, radiator, picture rail.

## Play room/reception room

3.56m x 3.33m (11'8 x 10'11)

Dual aspect room with UPVC double glazed french doors to front & UPVC double glazed window to side. Feature Victorian fireplace with tiled back & full height wooden mantle, laminate flooring, radiator, picture rail.

## Kitchen/family room

6.71m x 4.78m (22' x 15'8)

Fabulous room with aluminium doors with adjacent full height double glazed windows overlooking and on to rear garden plus large double glazed roof lantern. Luxury fitted kitchen with a vast range of base & eye level units with deep drawer pack and integrated appliances including double electric oven, separate 5 ring induction hob, extractor fan & dishwasher, space for American style fridge/freezer, Quartz worktops with inset one & a half bowl sink unit with mixer tap, tiled flooring with underfloor heating, ceiling spotlights.

## Utility room

3.18m x 2.26m (10'5 x 7'5)

Half obscure UPVC double glazed door to side. Range of base & eye level units to 1 wall with spaces for washing

machine, tumble dryer & freezer, roll edge worktops with inset one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor with underfloor heating, extractor fan. Full height fitted cupboards one with wall mounted Ideal boiler (not tested) and hot water tank.

## Master bedroom

5.26m x 2.95m (17'3 x 9'8)

Aluminium double glazed doors to rear on to garden. Laminate flooring with underfloor heating.

## Bathroom

2.62m x 2.06m (8'7 x 6'9)

Luxury suite with freestanding oval bath with mixer tap, low level WC, large walk in double shower cubicle with glass screen & marble wash hand basin in vanity unit with mixer tap & cupboards & drawers beneath, tiled floor with underfloor heating, part tiled walls, ceiling spotlights, extractor fan.

## First floor landing

Loft access, panelled doors to bedrooms.

## Bedroom 2

4.06m x 3.56m (13'4 x 11'8)

UPVC double glazed window to side. Laminate flooring, eaves storage cupboards, radiator.

## En suite

1.70m x 1.42m (5'7 x 4'8)

Obscure UPVC double glazed window to front. White suite comprising of corner shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls & floor with underfloor heating, ceiling spotlights, extractor fan.

## Bedroom 3

3.38m x 3.38m increasing to 4.60m (11'1 x 11'1 increasing to 15'1)

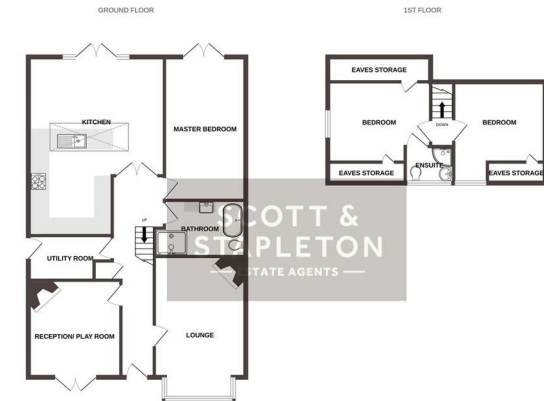
UPVC double glazed window to front. Laminate flooring, eaves storage cupboards, radiator.

## Front garden

Block paved front garden providing off street parking for 2 vehicles. Covered verandah to front.

## Rear garden

Impressive, landscaped rear garden of approx. 45' x 40' commencing with large full width tiled patio leading to well tended lawn area with further composite decked patio to rear with pergola. Well stocked raised beds to borders, fully fenced, timber shed, outside tap, lighting & power. Pedestrian access to front.



\*When energy ratings have been made to assess the accuracy of the figures contained here, measurements of fabric, ventilation, heating and lighting were not undertaken and the responsibility is taken for any subsequent problems that may arise from the above information and the figures provided are for guidance only. The energy ratings are based on the current energy performance certificate (EPC) for the property.

