

**SCOTT &
STAPLETON**

WESTERN ROAD
Leigh-On-Sea, SS9 2PQ
£850,000





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Scott & Stapleton are delighted to offer for sale this substantial, extended, semi detached family home situated within the heart of the ever popular Marine Estate.

This superb property has been maintained to an extremely high standard by the present vendors and benefits from spacious accommodation over 3 floors that cleverly mixes traditional features and modern details.

The ground floor has a large, welcoming entrance hall, spacious lounge and huge open plan kitchen family room which extends to 26' x 23' max. There is also a useful utility room & ground floor cloakroom.

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The ground floor has a large, welcoming entrance hall, spacious lounge and huge open plan kitchen family room which extends to 26' x 23' max. There is also a useful utility room & ground floor cloakroom.

The first floor has 4 good size bedrooms & large, luxury fitted family bathroom whilst the top floor has the opulent master bedroom suite with large bedroom area with fitted wardrobes & Juliette balcony plus luxury en suite.

There are good size gardens to front & rear plus the garage has been converted in to a useable play room.

Located within the popular West Leigh Schools catchment area & within a short walk of Leigh mainline railway station this is a brilliant opportunity to purchase an imposing family home in a highly desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Original wooden entrance door with stained lead light inset, leading to entrance hall.

Entrance hall

2.21m x 1.93m (7'3 x 6'4)

Generous and bright hallway with feature stained lead light window to front. Original parquet flooring, beamed walls with plate rail, radiator. Panelled doors to all rooms.

Ground floor cloakroom

1.12m x 1.07m (3'8 x 3'6)

Low level WC, wall mounted wash hand basin, tiled floor, heated towel rail.

Lounge

5.03m x 3.66m (16'6 x 12')

Large UPVC double glazed lead light bay window to front. Feature stone fireplace with tiled hearth and inset log burner, picture rail, wooden flooring, 2 radiators.

Kitchen/family room

7.95m x 7.09m max (26'1 x 23'3 max)

Dining area

3.99m x 3.89m (13'1 x 12'9)

Wood flooring, radiator. Open plan to lounge & kitchen area's.

Lounge area.

3.53m x 3.10m (11'7 x 10'2)

Bi-folding doors to rear on to garden, large UPVC double glazed window to side. Wooden flooring, radiator, ceiling spotlights.

Kitchen area

3.99m x 3.99m (13'1 x 13'1)

UPVC double glazed window to rear. Luxury range of base & eye level units with drawer pack and deep pan drawers, integrated appliances including fridge/freezer, dishwasher, wine cooler & extractor fan, space for range style oven. Granite worktops with matching upstand and inset one and a quarter bowl sink unit with mixer tap and drainer. Wooden flooring, ceiling spotlights, radiator. Door to utility room.

Utility room

2.57m x 1.60m (8'5 x 5'3)

Half UPVC double glazed door to side to garden. Range of base & eye level units, space for fridge/freezer & large cupboard with housing for washing machine & tumble dryer, roll edge worktops with stainless steel sink with mixer tap. Tiled floor, ceiling spotlights, radiator, large built in storage cupboard.

First floor landing

Feature stained lead light window to side. Built in storage cupboard, radiator, stairs to second floor, stripped panelled doors to all rooms.

Bedroom 2

4.95m x 4.39m (16'3 x 14'5)

UPVC double glazed lead light bay windows to front & side. Feature tiled fireplace, 2 radiators, picture rail.

Bedroom 3

4.78m x 3.53m (15'8 x 11'7)

UPVC double glazed window to rear. Feature tiled fireplace, built in wardrobes, radiator, picture rail.

Bedroom 4

3.48m x 2.41m (11'5 x 7'11)

Half UPVC lead light double glazed door with adjacent window to front onto balcony. Picture rail, radiator.

Bedroom 5

2.74m x 2.64m (9' x 8'8)

UPVC double glazed bay window to rear with further UPVC double glazed window to side. Picture rail.

Family bathroom

2.49m x 1.83m (8'2 x 6')

2 obscure UPVC double glazed windows to side. Luxury white suite comprising of large panelled bath with glass screen and shower above, wash hand basin in vanity unit & low level WC. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights.

Second floor landing

Obscure UPVC double glazed window to side. eaves storage cupboard. Panelled door to master bedroom suite.

Master bedroom

4.11m x 4.01m plus wardrobes (13'6 x 13'2 plus wardrobes)

UPVC double glazed french doors with adjacent full height windows to rear with Juliette balcony. Luxury range of built in wardrobes to one wall, radiator. Door to en suite.

En suite

2.95m x 1.57m (9'8 x 5'2)

Obscure UPVC double glazed window to rear. Luxury white suite comprising of large walk in shower, wash hand basin in vanity unit & low level WC. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights & extractor fan.

Externally

Front garden

The property set well back from the road with a brick retaining wall to the front boundary. Hardstanding providing off street parking & pedestrian pathway to entrance door & covered porch., An abundance of mature shrubs & flowers. Pedestrian access to rear.

Rear garden

Beautiful rear garden mainly laid to well tended lawn with mature tree, shrub & flower borders. Large stone patio to immediate rear of house, outside lighting, tap & lower points, wooden shed & children's play house, fully fenced.

Play room

3.76m x 2.21m (12'4 x 7'3)

Converted from the original garage. Half UPVC double glazed door with adjacent window to rear. Door to storage cupboard, radiator, ceiling spotlights.



After every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, boundaries and the above, there are approximations and discrepancies in order to give an impression of the property. There is no liability accepted for any errors or omissions. The above is for information only and does not constitute an offer. © 2024

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	