

**SCOTT &
STAPLETON**

LEIGHVILLE GROVE
Leigh-On-Sea, SS9 2HX
£475,000





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This super property benefits from good size accommodation including 2 large double bedrooms, shower room with vaulted ceiling, open plan lounge/diner 24'4 x 11'9 plus a large kitchen/family room 22'7 x 11'4 which is extremely bright with bi-folding doors, roof lantern & skylights.

The rear garden is a particular feature of the property with a real coastal theme with an abundance of grasses, decked patio's & pathways plus an outdoor kitchen & a useful outbuilding/office with WC.

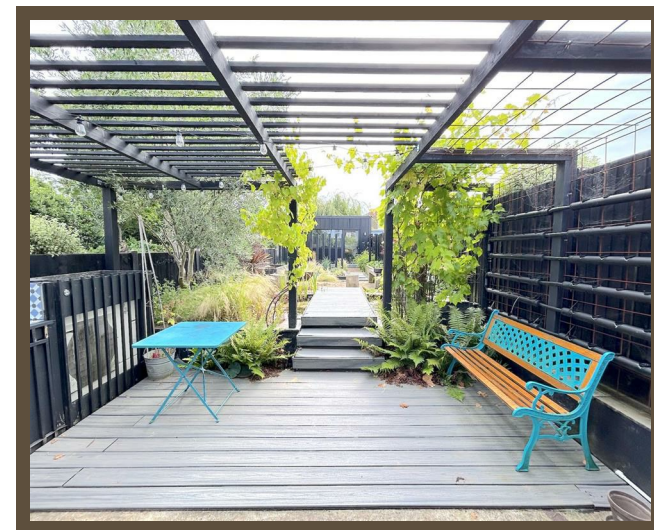
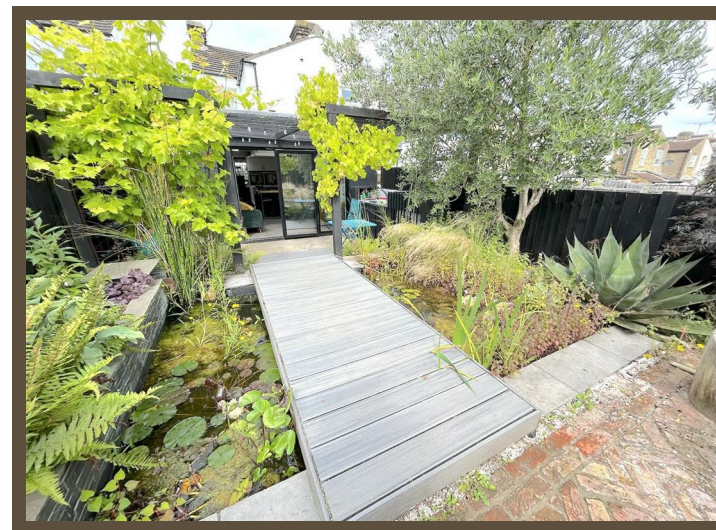
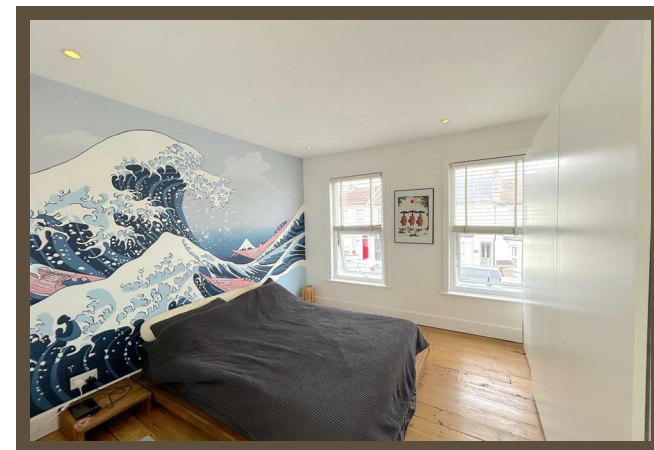
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Located in a highly desirable location just off Leigh Broadway the property is within easy walking distance of all amenities including Leigh station, West Leigh Schools & the ever popular Broadway with its abundance of boutique shops, restaurants & bars.

This is a great opportunity to purchase a character cottage with a cool contemporary interior in a highly sought after location. An early internal inspection is strongly advised.



Accommodation comprises

Composite style entrance door with obscure glazed insets leading directly to lounge/diner.

Lounge/diner

7.42m x 3.58m (24'4 x 11'9)

UPVc double glazed bay window to front. Stripped wood flooring with underfloor heating, open tread staircase to first floor, fitted shelving & storage units, feature exposed brick wall, ceiling spotlights. Opening to kitchen/family room.

Kitchen/family room

6.88m x 3.45m (22'7 x 11'4)

Extremely bright room with bi-folding doors to rear on to garden, roof lantern & 2 skylights. Fitted white high gloss units to base & eye level with large island unit & breakfast bar. Integrated appliances including 3 electric ovens, plate warmer, induction hob, extractor fan, fridge/freezer, washing machine & dishwasher, worktops with inset sink unit & mixer tap, tiled floor with underfloor heating, feature exposed brick wall, ceiling spotlights.

First floor landing

3.43m x 1.57m (11'3 x 5'2)

Feature vaulted ceiling with Velux style window. Fitted storage cupboard, stripped wood flooring.

Master bedroom

3.66m x 3.28m (12' x 10'9)

2 UPVC double glazed windows to front. Range of wardrobes to 1 wall, stripped wood flooring with underfloor heating, ceiling spotlights.

Bedroom 2

3.28m x 1.91m (10'9 x 6'3)

UPVC double glazed window to rear. Fitted bed, storage & desk unit, stripped wood flooring with underfloor heating, ceiling spotlights, loft access.

Shower room

2.57m x 1.98m (8'5 x 6'6)

Velux style window to side. Curved vaulted ceiling, contemporary suite with large walk in shower, low level Wc with concealed cistern & wall mounted wash hand basin with mixer tap. Tiled floor with under floor heating, heated towel rail, fully tiled walls & ceiling, fitted cupboards with mirrored front, extractor fan, ceiling spotlights.

Externally

Front garden

Brick retaining wall to front boundary with mature flower beds & grasses. Reclaimed sleeper pathway, pedestrian access to side.

Rear garden

Beautiful, landscaped garden with large patio under pergola with outdoor kitchen including sink with hot & cold water, decked pathway and bridge over water feature, shingled areas with an abundance of flowers, shrubs and grasses giving a delightful coastal feel. Outside power points, tap & lighting.

Outbuilding/office

3.53m x 2.95m (11'7 x 9'8)

Useful room which could have a variety of uses. UPVC double glazed door plus large UPVC double glazed picture window. Fitted shelving, storage & desk, pocekt door to WC.

Separate WC

2.18m x 0.79m (7'2 x 2'7)

Low level WC with concealed cistern, wall mounted wash hand basin, part tiled walls, fitted storage cupboards & shelving.

