

**SCOTT &  
STAPLETON**

**TATTERSALL GARDENS**  
Leigh-On-Sea, SS9 2QS  
**£750,000**







## TATTERSALL GARDENS

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Nestled in the charming area of Tattersall Gardens, Leigh-On-Sea, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house boasts a well-appointed bathroom, catering to the needs of a busy household. One of the standout features of this property is the off-street parking, which accommodates up to three vehicles, along with a garage for additional storage or vehicle protection.

Scott & Stapleton are delighted to present this spacious semi-detached house on the highly desirable Tattersall Gardens. This is a rare opportunity to purchase this highly attractive four bedroom property of character, which has

been with the family for nearly half a century. Situated on the sought-after Marine Estate and backing onto farmland, with rolling countryside and views over Hadleigh Downs and the Thames Estuary.

75 Tattersall Gardens is a short distance to the vibrant Leigh Broadway, with an array of shops, cafes and restaurants. Both Leigh-on-Sea train station and Old Leigh is under a 15 minute walk away, with a 40 minute journey to Central London underground.

Old Leigh, the historic heart of Leigh-on-Sea, is renowned for its picturesque coastal walks. Residents can enjoy leisurely strolls along cobbled streets lined with quaint fisherman's cottages, offering stunning coastal views. The area boasts a rich maritime history, with several historic fishing buildings to explore. The Leigh-on-Sea Heritage Trail, approximately 1.8 miles long, provides an immersive experience into the town's past.







## School catchment

Belfairs Academy: A coeducational secondary school catering to students aged 11 to 18. The academy emphasizes a 'culture of excellence' in education, as recognized in its Ofsted report.

Westcliff High Grammar School: An outstanding grammar school located approximately 2.8 miles, offering exceptional educational opportunities.

## Accommodation comprises

Composite style door with obscure glazed insets, leading to entrance hall.

## Entrance hall

4.57m x 2.06m (15' x 6'9)

Stained glass window to front. Stairs to first floor with understairs storage cupboard. Fully tiled floor, picture rail, panelled doors to all rooms.

## Lounge

4.32m x 3.89m (14'2 x 12'9)

UPVC double glazed lead light window to front with radiator.

## Dining room

4.78m x 3.58m (15'8 x 11'9)

UPVC double glazed patio doors to rear on to garden with adjacent full height UPVC double glazed window. Feature stone fireplace with inset cast iron grate & granite hearth. 2 wall light points, radiator & serving hatch to kitchen.

## Kitchen

3.78m x 2.36m (12'5 x 7'9)

UPVC double glazed picture window to rear with fabulous views. Range of fitted Shaker style base & eye level units with drawers over base units. Fitted double electric oven with separate electric hob with extractor fan, spaces for fridge/freezer, washing machine & dishwasher. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, radiator, ceiling spotlights. Door to lobby.

## Lobby

1.24m x 0.97m (4'1 x 3'2)

Composite style door with glazed insets leading to rear garden, tiled floor. Doors to ground floor cloakroom & garage.

## Ground floor cloakroom

1.04m x 0.76m (3'5 x 2'6)

Obscure UPVC double glazed window to rear. White suite comprising of low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, heated towel rail & tiled floor.

## First floor landing

2.92m x 2.44m (9'7 x 8')

Radiator, loft access. Panelled doors to all rooms.

## Bedroom 1

4.80m x 3.58m (15'9 x 11'9)

Large UPVC double glazed window to rear with breathtaking views. Radiator, coved ceiling.

## Bedroom 2

4.32m x 3.48m (14'2 x 11'5)

UPVC double glazed lead light window to front. Radiator, fitted wardrobes & cupboard.

## Bedroom 3

4.65m x 2.24m (15'3 x 7'4)

Double aspect room with UPVC double glazed lead light window to front & UPVC double glazed window to rear with views. 2 radiators, coved ceiling.

## Bedroom 4

2.57m x 2.29m (8'5 x 7'6)

UPVC double glazed lead lights windows to front & side. Radiator, picture rail.

## Family bathroom

2.44m x 1.83m (8' x 6')

Obscure UPVC double glazed window to side. White suite comprising of panelled bath with handgrips & mixer tap plus separate shower over & glass screen, pedestal wash hand basin with mixer tap. Fully tiled walls & floor, heated towel rail, fitted cupboard housing wall mounted Worcester boiler, ceiling spotlights, extractor fan.

## Separate WC

1.80m x 0.84m (5'11 x 2'9)

Obscure UPVC double glazed window to side. White suite comprising of low level WC & wash hand basin in vanity unit with mixer tap & cupboard below. Tiled floor, ceiling spotlights.

## Front garden

The property is set well back from the road with crazy paved hardstanding providing off street parking and leading onto garage. The remainder of the front garden is laid to well tended lawn with mature shrub border.

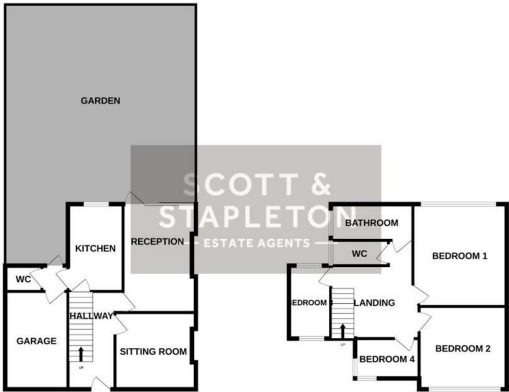
## Garage

5.38m x 2.24m (17'8 x 7'4)

Electric roller shutter door to front. Courtesy door to lobby, power & light.

## Rear garden

A bright & sunny, west facing rear garden extending to approx 70ft with open aspect to rear overlooking the Salvation Army fields towards Hadleigh Castle & the Thames estuary. Large crazy paved patio with remainder laid to well tended lawn. Mature, well stocked borders with a number of specimen trees. Outside tap & lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC