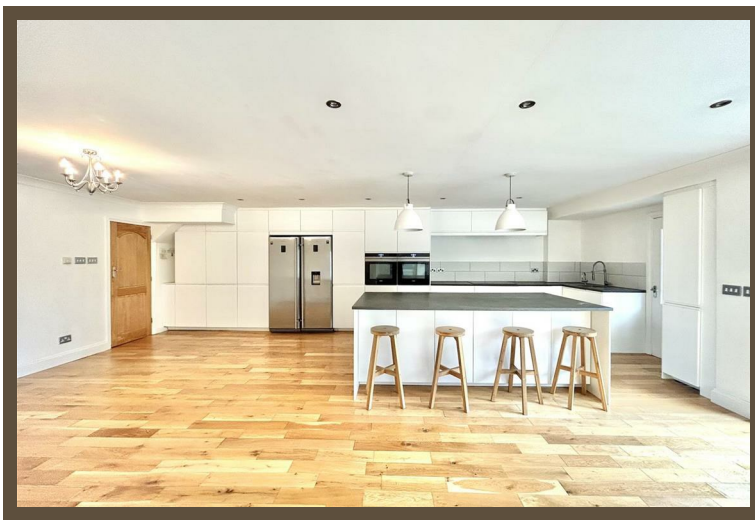


**SCOTT &  
STAPLETON**

**HERSCHELL ROAD**  
Leigh-On-Sea, SS9 2PU  
**£850,000**







## HERSCHELL ROAD

**£850,000**

LEIGH-ON-SEA, SS9 2PU

Scott & Stapleton are delighted to offer for sale this substantial semi detached family house situated within the heart of the ever popular Marine Estate being in the sought after West Leigh Schools catchment area & easy walking distance of Leigh station.

This impressive property offers extremely spacious accommodation including a magnificent open plan kitchen/family room which extends to over 660 sq ft. There are also 3 further reception rooms to the ground floor plus utility room & ground floor cloakroom.

The first floor boasts a large family bathroom plus 4 good size bedrooms with the master bedroom having

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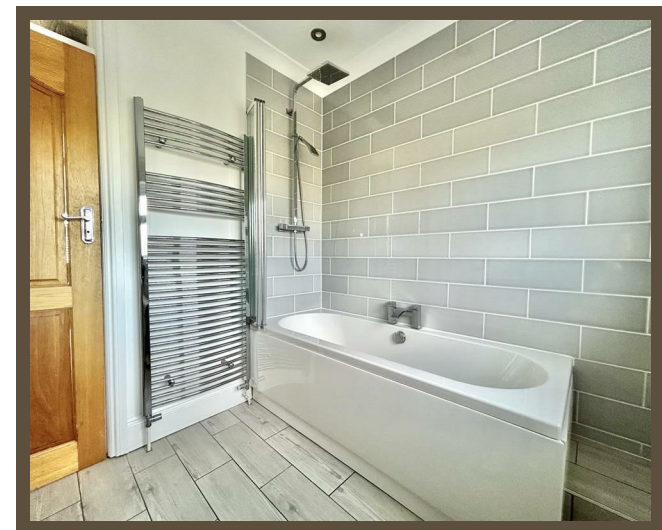
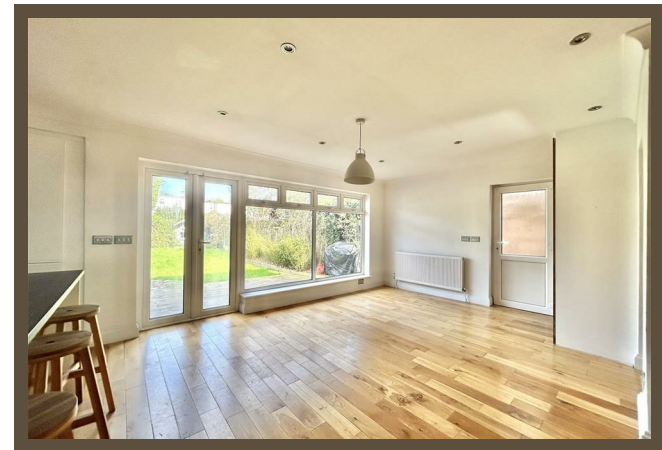
distance of Leigh station.

This impressive property offers extremely spacious accommodation including a magnificent open plan kitchen/family room which extends to over 660 sq ft. There are also 3 further reception rooms to the ground floor plus utility room & ground floor cloakroom.

The first floor boasts a large family bathroom plus 4 good size bedrooms with the master bedroom having a luxury en suite & dressing room. Externally there is a large rear garden with decked patio & well tended lawn with the front garden providing ample off street parking.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a superb extended family home of great proportions. An early internal inspection is strongly advised.







### Accommodation comprises

UPVC entrance door with obscure double glazed insets leading to entrance hall.

### Entrance hall

4 x 1.7 (13'1" x 5'6")

2 obscure UPVC double glazed windows to front. Stairs to first floor with understairs storage cupboard, wooden flooring, radiator, dado rail.

### Lounge

4.5 x 3.9 (14'9" x 12'9")

UPVC lead light double glazed bay window to front. Feature fireplace with gas fire, fitted cupboard to alcove, radiator, ceiling rose.

### Kitchen/family room

7.5 x 8.2 max (24'7" x 26'10" max)

Large UPVC double glazed picture window to rear, half UPVC double glazed doors to rear & side. Enormous room with vast range of white high gloss base & eye level units with matching island, space for American style fridge/freezer, integrated dishwasher, 2 electric ovens, induction hob & extractor fan. Square edge worktops with matching breakfast bar, inset stainless steel sink with mixer tap, wooden flooring, 2 radiators, ceiling spotlights. Door to study.

### Study

2.7 x 2.2 (8'10" x 7'2")

Obscure UPVC double glazed window to side. Fitted shelves, radiator, coved ceiling. Door to play room.

### Play room

4.6 x 2.2 (15'1" x 7'2")

UPVC lead light double glazed window to front. Laminate flooring, radiator, fitted cupboard housing Ideal combination boiler (not tested).

### Utility room

2.7 x 2.3 (8'10" x 7'6")

Half UPVC double glazed door to rear, UPVC double glazed windows to rear & side. Range of base level white high gloss units with spaces for washing machine & tumble dryer, roll edge worktop with circular stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks. Tiled floor, ceiling spotlights. Door to ground floor cloakroom.

### Ground floor cloakroom

2.7 x 0.8 (8'10" x 2'7")

Obscure UPVC double glazed window to rear. White suite comprising of low level WC & circular wash hand basin in vanity unit with mixer tap & cupboard below, tiled splashbacks, heated towel rail, tiled floor, ceiling spotlights, extractor fan.

### First floor landing

2.2 x 2.1 (7'2" x 6'10")

Loft access, dado rail, radiator, coved ceiling. Panelled doors to all rooms.

### Bedroom 1

3.6 x 3.3 (11'9" x 10'9")

UPVC double glazed window to rear. Radiator, coved ceiling.

### Dressing room

2.3 x 2.2 (7'6" x 7'2")

Open wardrobes with fitted drawers to 2 walls, fitted mirror, radiator, ceiling spotlights.

### En suite

2.1 x 1.4 (6'10" x 4'7")

Obscure UPVC double glazed window to rear. Luxury white suite comprising of double shower cubicle with glass screen, low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & cupboard below. Heated towel rail, part tiled walls, tiled floor, coved ceiling, ceiling spotlights, extractor fan.

### Bedroom 2

3.7 x 3.3 (12'1" x 10'9")

UPVC lead light double glazed bay window to front. Radiator, coved ceiling.

### Bedroom 3

3.9 x 2.3 (12'9" x 7'6")

UPVC lead light double glazed window to front. Radiator, coved ceiling.

### Bedroom 4

3.1 x 2.2 (10'2" x 7'2")

UPVC lead light double glazed window to front. Fitted wardrobe, radiator, coved ceiling.

### Family bathroom

2.2 x 2.2 (7'2" x 7'2")

Obscure UPVC double glazed window to rear. Luxury white suite comprising of panelled bath with mixer tap, separate shower over & glass screen, low level WC and wash hand basin with vanity unit with mixer tap & cupboard below. Heated towel rail, part tiled walls, tiled floor, wall mounted cupboard, coved ceiling, ceiling spotlights, extractor fan.

### Front garden

The property is set well back from the road with a large crazy paved driveway providing ample off street parking. Pedestrian access to rear garden.

### Rear garden

Extending to approx. 50' x 35'. Commencing with large decked patio with remainder laid to well tended lawn with mature flower & shrub borders. Timber shed & Wendy house, outside tap & lighting.



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 <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		
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