

SCOTT &  
STAPLETON

QUEENS ROAD  
Leigh-On-Sea, SS9 1AZ  
£575,000







## QUEENS ROAD

LEIGH-ON-SEA, SS9 1AZ

**£575,000**

Scott & Stapleton are delighted to offer for sale this charming end terrace character property benefitting from OFF STREET PARKING FOR 2 CARS and located in a highly desirable location south of Leigh Broadway.

This super property has loads of charm & an abundance of original features with spacious, well planned accommodation. There are 2 good size reception rooms both with original fireplaces, 17'x x 8'11 kitchen, 3 double bedrooms & fitted bathroom. There is also a large, private rear garden plus front garden and hardstanding for parking.

Located in a quite, no through road the property is just yards from the bustling Leigh Broadway and in easy

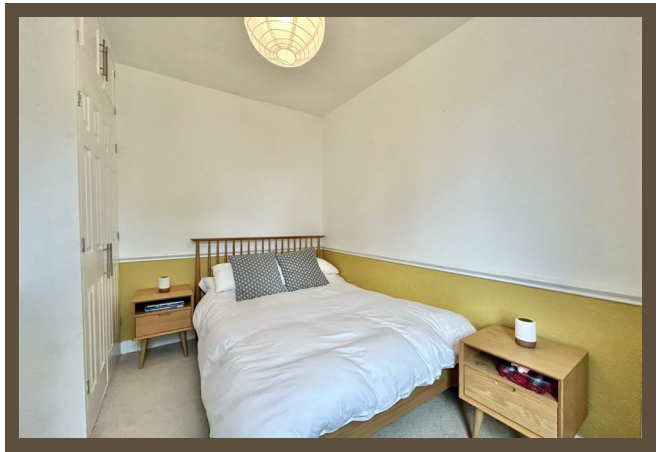
Scott & Stapleton are delighted to offer for sale this charming end terrace character property benefitting from OFF STREET PARKING FOR 2 CARS and located in a highly desirable location south of Leigh Broadway.

This super property has loads of charm & an abundance of original features with spacious, well planned accommodation. There are 2 good size reception rooms both with original fireplaces, 17'x x 8'11 kitchen, 3 double bedrooms & fitted bathroom. There is also a large, private rear garden plus front garden and hardstanding for parking.

Located in a quite, no through road the property is just yards from the bustling Leigh Broadway and in easy walking distance of Chalkwell mainline railway station & seafront.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a character cottage in the heart of Leigh. An early internal inspection is strongly advised.







### Accommodation comprises

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

### Entrance hall

Stairs top first floor. Wooden flooring, radiator, dado rail, stripped wooden panelled doors.

### Lounge

3.66m x 2.77m (12' x 9'1)

Original sash windows to front. Feature Victorian cast iron fireplace with wooden mantle & slate hearth. Wooden flooring, double radiator, dado rail. Stripped wooden panelled doors leading to dining room.

### Dining room

3.38m x 3.07m (11'1 x 10'1)

Original sash window to rear. Feature Victorian cast iron fireplace. Wooden flooring, radiator, dado rail, understairs storage cupboard. Stripped panelled door to kitchen.

### Kitchen

5.21m x 2.72m (17'1 x 8'11)

Glazed french doors to rear, part glazed door & sash windows to side. Range os Shaker style base & eye level units, spaces for oven, fridge/freezer, washing machine & dishwasher, roll edge worktops with matching upstand, inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap. wall mounted Vaillant combination boiler, 2 radiators, laminate flooring.

### First floor landing

Loft access, dado rail, stripped panelled doors to all rooms.

### Bedroom 1

4.24m x 3.66m (13'11 x 12')

Impressive full width room with original sash windows to front. Fitted wardrobes to 1 wall, 2 radiators.

### Bedroom 2

3.63m x 2.46m (11'11 x 8'1)

original sash window to rear. Fitted wardrobe, radiator, dado rail.

### Bedroom 3

2.77m x 2.74m (9'1 x 9')

Original sash window to rear. Fitted cupboard, radiator, dado rail.

### Bathroom

Obscure sash window to side. white suite comprising of cast iron panelled bath with separate Triton electric shower over & glass screen, pedestal wash hand basin & low level WC. Part tiled, part wood panelled walls, double radiator, extractor fan, fitted wall cupboard.

### Front garden

The property is set back & elevated from the road with crazy paved steps leading up to covered porch. Mature shrub & flower beds. Hardstanding to side providing off street parking for 2 cars. Access to rear garden.

### Rear garden

Good size L shaped garden to rear & side. Very mature & private with an abundance of shrubs, trees & flowers, well tended lawn. Outside WC & storage cupboard.

