

**SCOTT &
STAPLETON**

FAIRLEIGH DRIVE
Leigh-On-Sea, SS9 2JA
£575,000





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Scott & Stapleton are delighted to offer for sale this charming semi detached family home situated within the popular West Leigh Schools catchment area.

This super property is well presented with good size accommodation including 3 bedrooms, 2 reception rooms & modern fitted kitchen & bathroom. There are also the added attractions of off street parking an attached single garage & a large rear garden.

Located in a highly desirable location south of the London Road within walking distance of Leigh station & Broadway. Offered with vacant possession & no onward chain this is a great opportunity to purchase a delightful character property in a sought after location. An early internal inspection is strongly advised.

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Accommodation comprises

Composite style entrance door with glazed inset leading to entrance hall.

Entrance hall

5 x 1.6 (16'4" x 5'2")

Obscure UPVC double glazed window to front. Stairs to first floor with understairs cupboards housing meters. Laminate flooring, dado rail, picture rail, coved ceiling with ceiling rose, radiator. Panelled doors to all rooms.

Lounge

4.7 x 3.8 (15'5" x 12'5")

UPVC double glazed bay window to front. Tiled fireplace, dado rail, picture rail, coved ceiling with ceiling rose, radiator.

Dining room

4 x 3.1 (13'1" x 10'2")

UPVC double glazed door to rear on to garden, further UPVC double glazed windows to rear. Picture rail, coved ceiling with ceiling rose, radiator.

Kitchen

2.8 x 2.3 (9'2" x 7'6")

UPVC double glazed door to rear on to garden, further UPVC double glazed window to rear. Range of base & eye level units with matching drawer pack. Spaces for oven, fridge, freezer, washing machine & dishwasher. Roll edge worktops with inset stainless steel sink with matching drainer, tiled splashbacks, radiator, wall mounted i-mini combination boiler (not tested).

First floor landing

3.4 x 2.2 (11'1" x 7'2")

Fitted storage cupboard, loft access, picture rail. Panelled doors to all rooms.

Bedroom 1

4.8 x 3.5 (15'8" x 11'5")

UPVC double glazed bay window to front. Feature cast iron Victorian fireplace, picture rail, coved ceiling, radiator.

Bedroom 2

3.9 x 3.2 (12'9" x 10'5")

UPVC double glazed window to rear. Feature fireplace, fitted cupboard, picture rail, radiator.

Bedroom 3

2.8 x 1.9 (9'2" x 6'2")

UPVC double glazed window to front. Picture rail, radiator.

Bathroom

1.9 x 1.3 (6'2" x 4'3")

Obscure UPVC double glazed window to rear. White suite comprising of panelled bath with mixer tap, shower attachment & glass screen, pedestal wash hand basin with mixer tap. Part tiled walls, radiator.

Separate WC

1.6 x 0.7 (5'2" x 2'3")

Obscure UPVC double glazed window to side. Low level WC, half tiled walls.

Front garden

Hardstanding providing off street parking leading to garage. Brick retaining wall to front boundary, original quarry tiled path, remainder flower & shrub beds. Pedestrian access to rear.

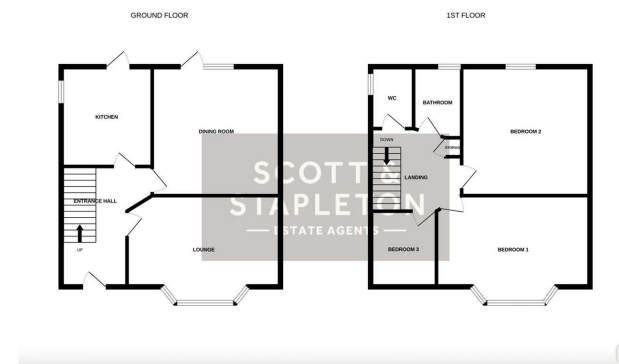
Garage

4.9 x 2.3 (16'0" x 7'6")

Up & over door to front. Courtesy door & window to rear. Power points.

Rear garden

Large garden extending to approx. 90' commencing with patio with remainder laid to lawn with mature trees & shrub beds. Brick built outbuildings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(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		
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