



* £750,000 - £800,000 * FOUR DOUBLE BEDROOMS * IMPRESSIVE CORNER PLOT WITH APPROVED EXTENSIONS * PARKING WITH PERMISSION FOR ADDITIONAL SPACES/ SECOND DROPPED CURB * GARAGE * SOUTH FACING GARDEN * MARINE ESTATE SOUTH OF WESTERN ROAD * WEST LEIGH SCHOOL CATCHMENT * This incredibly spacious and characterful four bedroom home is located within the most sought-after catchment area of Leigh, and is only a stone's throw from Leigh station, the Broadway and Old Leigh. The home offers a welcoming entrance hall, an open plan kitchen-diner with front bay, separate lounge, downstairs bedroom and a south facing garden with a garage and an outside w/c. Upstairs, you will find a further three double bedrooms, an en-suite to master and a family bathroom. The home comes with approved plans for a larger rear extension, first-floor extension and permission for another dropped curb to create additional parking by the front door, and there are also front and side gardens with the most attractive veranda! The property is within the West Leigh School and Belfairs Academy catchment areas and is close by to a range of amenities. This home must be viewed internally to truly appreciate the vast amount of space it offers.

- Plans approved for both a larger rear extension and a 1st floor extension
- Currently one parking space plus a garage
- Spacious open-plan kitchen/diner
- Picturesque original veranda
- West Leigh School catchment
- Permission granted for an additional dropped curb
- Four double bedrooms
- Bay-fronted period character
- Large front lounge
- 'Marine Estate' with only a short walk to Leigh Station and the Broadway

Canvey Road

Leigh-On-Sea

£750,000

Price Guide



Canvey Road



Frontage

Parking for one vehicle with approved permission for yet more parking and another separate dropped curb, access to detached single garage, large front and side gardens comprising; hedging for privacy, beautiful original tiled veranda with overhanging porch and French doors, lawn area and a pathway leading to the front porch with its original oak door and stained glass window leading to:

Front Porch

5'9" x 2'7"

Obscured windows to both side and front aspects, carpet, stained glass feature window and obscured glass door leading to:

Entrance Hallway

16'0" x 10'5"

Impressive winder staircase with storage underneath, original wall paneling with decorative cornice, picture rail, original built-in storage cupboard, traditional style column radiator, wood effect laminate flooring, doors to all rooms.

Front Lounge

15'6" x 13'1"

UPVC double glazed French doors with opening side lights and fanlight windows giving access to the veranda, two original stained glass windows to front aspect, double radiator, original coving, skirting, wood effect laminate flooring.

Bedroom Four (Downstairs)

11'7" x 8'11"

UPVC double glazed leadlight windows to rear and side aspects, as well as UPVC double glazed leadlight door for garden access, double radiator, skirting, wood effect laminate flooring.

Kitchen-Diner

29'9" x 13'1"

Solid wood island unit with three sets of draws and a worktop, the rest of the kitchen is comprised of; base level and wall mounted units, laminate worktops, sink and a half with drainer and a chrome mixer tap, tiled splashback, space for a large five ring burner range master with extractor hood over, space for a large American style fridge freezer and space for other utilities. UPVC double glazed bay window to side aspect, UPVC double glazed window and leadlight door for garden access, feature fireplace with original tiled hearth, two vertical column radiators, walk-in pantry, original cornice, skirting, wood effect laminate flooring.

First Floor Landing

10'10" x 8'2"

Impressive feature stained glass window with ornate wall paneling, original in-built storage cupboard, picture rail, loft access, skirting, and carpet.

Master Bedroom

15'5" x 9'10"

UPVC double glazed leadlight window to side aspect, access to en-suite, original coving, picture rail, double radiator, skirting, and carpet.

Renovated En-Suite to Master

8'11" x 3'11"

Obscured UPVC double glazed leadlight window to front aspect, boutique-style walk-in shower with floor to ceiling wall tiles, a crittall-style door and brass drencher head and secondary shower attachment. Vanity unit with countertop wash basin and brass mixer tap, tiled splashback, modern white radiator, low-level w/c, skirting, shaver points, extractor fan, spotlighting, and concrete effect tiled flooring.

Bedroom Two

15'10" x 13'2"

UPVC double glazed window to front aspect, original built-in wardrobes, ornate fireplace surround, coving, picture rail, skirting, radiator, and carpet.

Bedroom Three

13'1" x 9'1"

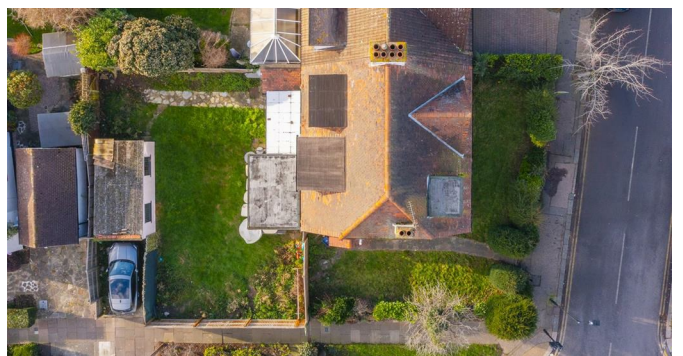
UPVC double glazed window overlooking the garden, original fireplace, double radiator, picture rail, skirting, and carpet.

Three-Piece Family Bathroom

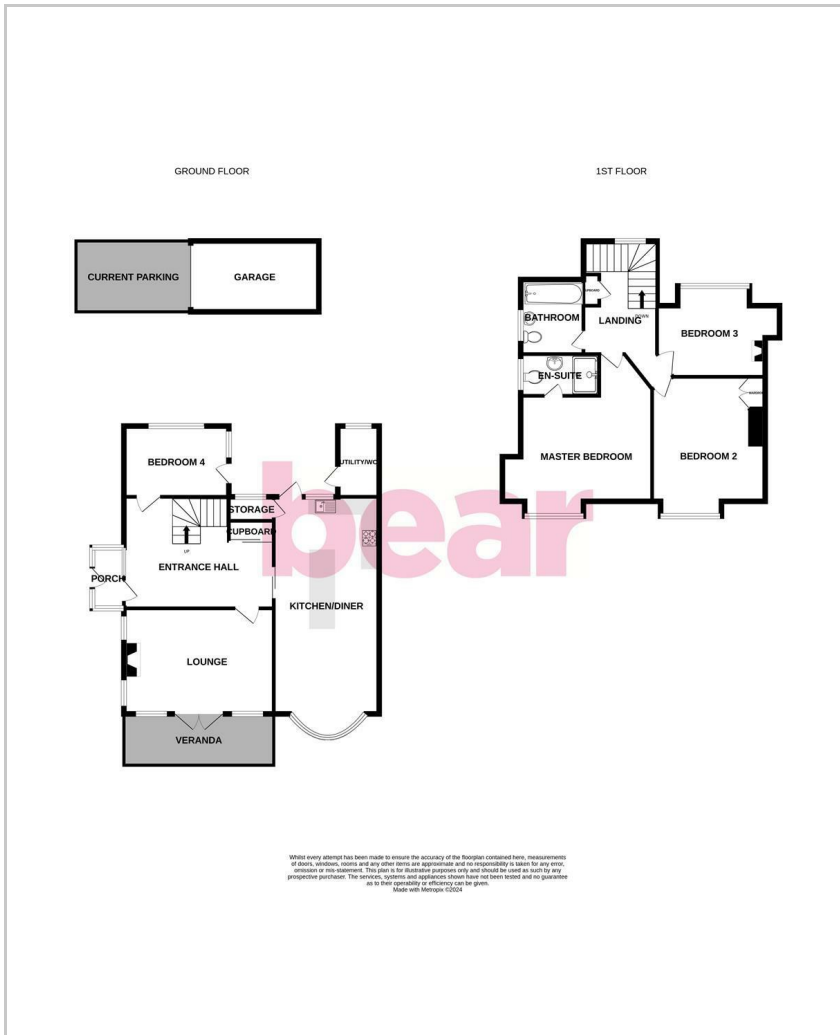
Obscured UPVC double glazed leadlight window to front aspect, P-bath with drencher head and secondary shower attachment, double radiator, pedestal wash basin, extractor fan, low-level w/c, and mosaic effect lino flooring.

South Facing Rear Garden

Paved patio area with a path leading to rear of garden, access to a single garage, access to outside w/c, large lawn area, fenced all around.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		