



* £550,000- £600,000 * THREE/FOUR DOUBLE BEDROOMS * TWO/THREE RECEPTION AREAS * EXTENDED TO REAR * A bright and spacious family home that offers ample downstairs space boasting a kitchen family area to the rear, a generously sized front lounge, and an additional study/playroom that can be a fourth bedroom. There is also the benefit of a tremendously sized master bedroom with en-suite potential, a four piece family bathroom, and a downstairs WC. There is a West backing rear garden and a front driveway for at least several vehicles. Located on a popular road just a short stroll from the London Road amenities, this fantastic house is also within walking distance to Leigh Station, Broadway, and Old Town.

- Extended semi detached family home
- Large master bedroom with en-suite potential
- Two/three reception areas
- West Leigh School and Belfairs Academy catchments
- Belfairs Woods and Golf Course close by
- Three/four double bedrooms
- Four piece family bathroom
- Downstairs w/c
- Short walk to Leigh Broadway and Leigh Station
- Motivated seller that has found a property

Sydney Road

Leigh-on-Sea

£550,000

Price Guide



Sydney Road



Frontage

Driveway creating parking for three vehicles, side access to the rear garden, access to:

Entrance Hallway

14'6" x 6'4" > 4'0"

Solid wood entrance door to the side with an adjacent double glazed window, smooth ceiling with a pendant light, stairs leading to the first floor with a pull-out shoe cupboard and understairs storage, cupboard housing the water tank, oak flooring, door to:

Downstairs W/C

5'4" x 2'5"

Cupboard housing the water tank, smooth ceiling with inset spotlighting and an extractor fan, low level w/c, wall-hung corner wash basin, chrome heated towel rail, fully tiled walls, tiled flooring.

Dual Aspect Lounge

16'7" x 10'9"

Double glazed bay windows to the front with fitted shutter blinds, double glazed window to the side with fitted shutter blinds, smooth ceiling with a pendant light, feature fireplace with a gas fire, wall lights, radiator, oak flooring, door to:

Office/Play Room/Bed Four

16'1" x 7'5"

Smooth ceiling with inset spotlighting, double glazed windows to the front with fitted shutter blinds, obscured double glazed window to the side, cupboard housing the gas meter, radiator, oak flooring.

Kitchen Family Room

24'0" x 16'7"

Sitting/Dining Area (5.08m x 3.32m > 2.41m)- Smooth ceiling with inset spotlighting, double glazed window to the side, radiator, oak flooring, opening to:

Kitchen Area (4.82m x 3.60m)- Two double glazed windows to the side, double glazed French doors to the rear opening onto the garden with an adjacent double glazed window, another set of double glazed windows to the rear overlooking the garden, smooth ceiling with inset spotlighting, shaker style kitchen comprising; wall and base level units with a center island, roll edge laminate worktop, inset integral oven and grill, integral microwave, four ring induction hob with an extractor fan over, 1.5 stainless steel sink and drainer with a mixer tap tiled splash backs, integrated dishwasher, integrated washing machine, radiator, tiled flooring.

First Floor Landing

Smooth ceiling, loft hatch, carpet, door to:

Bedroom One

16'7" x 15'2" > 11'7"

Double glazed windows with fitted shutter blinds to the front, smooth ceiling with inset spotlighting, full range of floor to ceiling wardrobes, radiator, and carpet. PLEASE NOTE: This room has great potential for an en-suite.

Bedroom Two

11'0" x 9'1"

Smooth ceiling with a pendant light, double glazed windows to the rear overlooking the garden, radiator, oak flooring.

Bedroom Three

10'11" x 7'2"

Smooth coved ceiling, double glazed windows to the rear overlooking the garden, radiator, oak flooring.

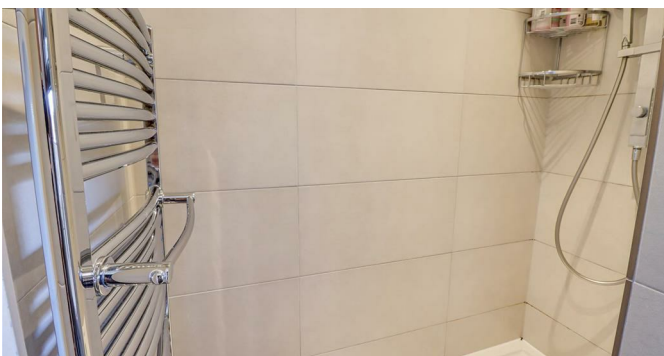
Four Piece Family Bathroom

9'6" x 5'4"

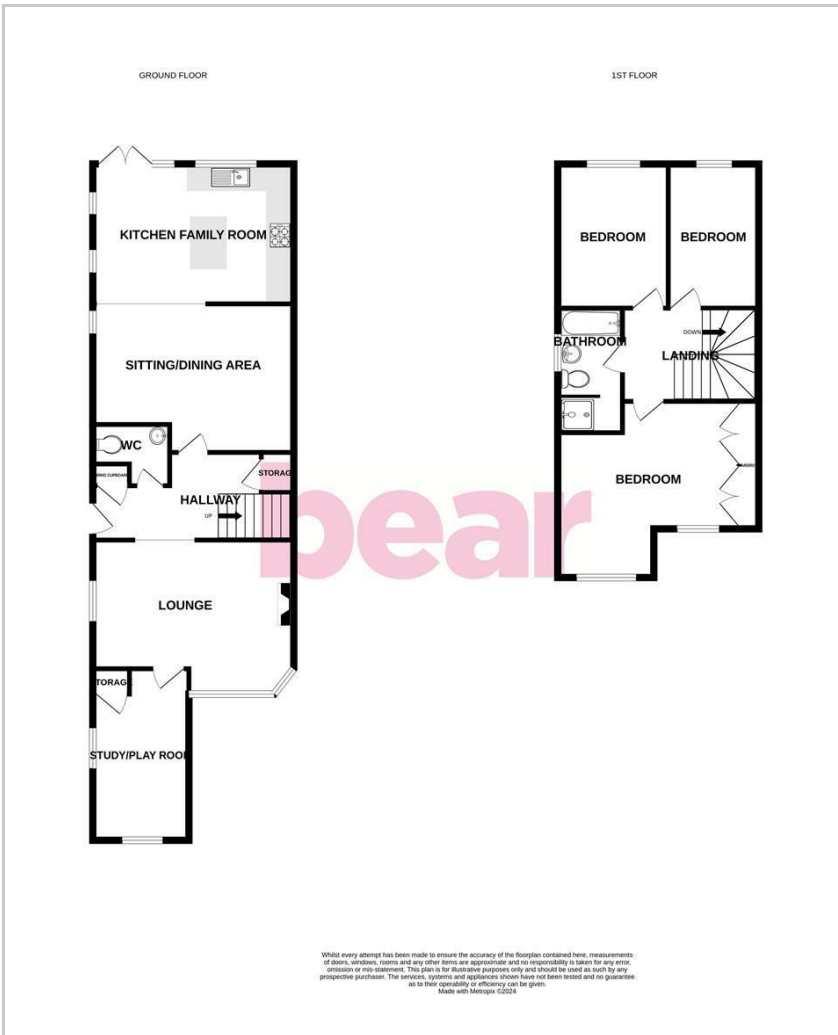
Smooth ceiling with an extractor fan, obscured double glazed window to the side, white suite comprising; a paneled bath, wall-hung wash basin, low level w/c, walk-in shower area, chrome heated towel rail.

West Backing Rear Garden

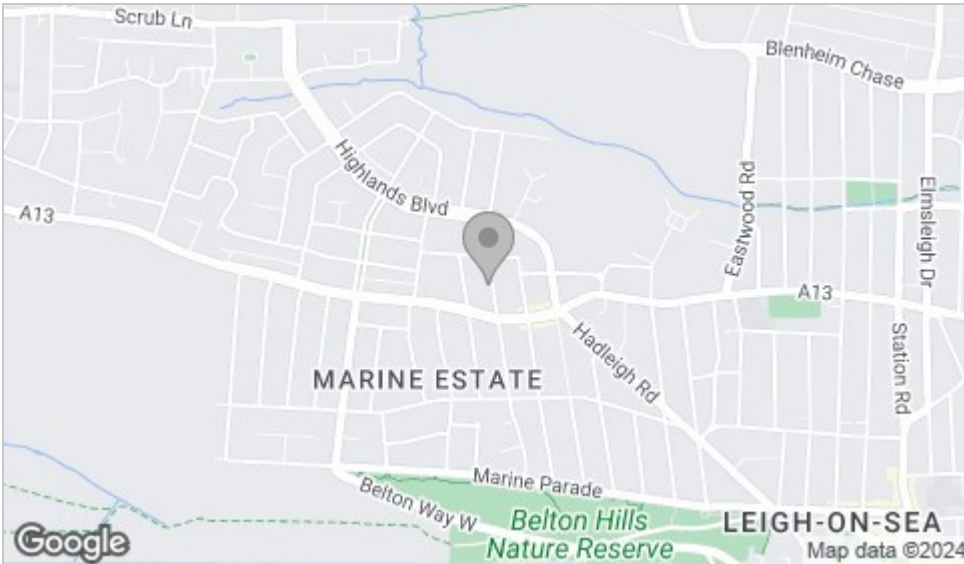
Commences with a patio area with the remainder laid to lawn, raised sleeper bed borders with shrubs, raised bark chipping area to the rear, access to the summer house, side access to the front drive, outside tap.



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.

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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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	