



* GUIDE PRICE £750,000 - £775,000 * LARGE REAR EXTENSION HOUSING THE KITCHEN-FAMILY ROOM * MARINE ESTATE WITH A 5 MINUTE WALK TO LEIGH STATION * WEST LEIGH SCHOOL CATCHMENT * TWO BATHROOMS * SEPARATE BAY-FRONTED RECEPTION ROOM * ALL FOUR BEDROOMS ON THE FIRST FLOOR WITH ROOM FOR A LOFT CONVERSION * This immaculately presented four bedroom family home sits proudly on the 'Marine Estate' and is only a few minutes walk down the steps to Leigh Station for commuters, or a stroll along Marine Parade to the Broadway and Old Leigh. The heart of this home is within the large rear extension, in the kitchen-family room. You will find a dining area by the expansive bifold door set, a sitting/lounge area and a shaker style kitchen with an island unit, as well as a completely separate bay-fronted reception room. Upstairs there are four great-sized bedrooms, all on the first floor which leaves room for a loft conversion and a contemporary four-piece bathroom suite, complete with a freestanding bath. Added benefits include a downstairs shower room and w/c, an attached garage to the side and parking on the front, with the potential for more where the front garden currently is. The garden is landscaped with impressive planting borders and a lush lawn, a decked seating area and a side courtyard for storage. The home falls under the favoured West Leigh School and Belfairs Academy catchment areas. An internal viewing is highly recommended to see firsthand, how bright and spacious this family home truly is.

- 'Marine Estate' location
- A short walk to Old Leigh and the Broadway
- Large kitchen-family room extension
- Potential for loft conversion
- Four-piece family bathroom
- 5 minutes walk to Leigh station
- Four bedrooms all on the first floor
- Side extension encompassing downstairs shower room and w/c
- Separate bay fronted reception room
- Large hallway and landing

Tattersall Gardens

Leigh-on-Sea

£750,000

Price Guide



Tattersall Gardens



Frontage

Landscaped frontage with a shingled driveway providing parking for one vehicle with the potential for more, plus an extra space in the garage, front lawn and flowerbeds, garden wall and picket fencing, Indian sandstone pathway leading to a brick-built overhanging front porch with a composite front door and obscured double glazed sidelights.

Entrance Hall

14'0" > 8'11 x 10'0" > 6'3"

Carpeted winder staircase with cupboard underneath, traditional wall cladding, radiator, skirting, wooden flooring.

Extended Kitchen-Family Room

30'10" > 21'9" x 19'5" > 9'1"

A five-window double glazed aluminum bifold door set for access to the garden, three double-glazed Velux windows to the rear, a UPVC double-glazed window and door-to-side aspect for access to the courtyard/storage area, brick-built feature fireplace, two radiators, skirting, wooden flooring.

Grey shaker style kitchen units both wall mounted and base level comprising; five ring burner AEG gas hob with extractor fan above, eye-level integrated Bosch oven and microwave, integrated Bosch dishwasher, integrated fridge/freezer, integrated bin drawer, integrated wine fridge and wine rack, quartz worktops and splashback, composite sink and drainer with chrome mixer tap, wooden flooring.

Front Lounge

15'8 x 13

UPVC double-glazed window with lead lighting and bespoke shutter blinds to front aspect, double radiator, picture rail, skirting and carpet.

Downstairs Shower Room

9'11 x 3'5

Double glazed Velux window, natural stone tiling in the shower cubical with power shower, extractor fan, chrome towel radiator, wall-mounted washbasin with a chrome mixer tap and tiled splashback, low-level WC, skirting and lino flooring.

First Floor Landing

13'3 x 8'11

Loft access, radiator, skirting, carpet, doors to all rooms. (Large enough for a staircase to the 2nd floor without taking a bedroom).

Master Bedroom

15'8 x 12'11

UPVC double glazed bay window with leadlighting and bespoke shutter blinds to front aspect, picture rail, skirting, double radiator, and carpet.

Bedroom Two

11'11 x 10'4

UPVC double glazed window to rear aspect, storage cupboard, picture rail, skirting, radiator and carpet.

Bedroom Three

11'11 x 9'1

UPVC double glazed window to the rear aspect, inbuilt cupboard, radiator, picture rail, skirting, and carpet.

Bedroom Four

10'10 x 6'6

UPVC double glazed window to front aspect with lead lighting and bespoke shutter blinds, radiator, picture rail, skirting, carpet.

Four-Piece Family Bathroom

8'11 x 6'10

Two double glazed obscured windows to side aspect, tiled shower cubicle with drencher head, traditional free-standing bath with chrome taps and shower attachment, pedestal washbasin with chrome taps, skirting, low-level WC, double radiator, skirting, mosaic effect lino flooring.

Garden

The most beautiful mature planting borders all around with fencing, a large lawn area, a decked area, side access and a side courtyard/storage area.



