



* £625,000 - £650,000 * DETACHED * PARKING FOR THREE * HUGE KITCHEN-FAMILY ROOM EXTENSION * WEST LEIGH SCHOOL CATCHMENT * GREAT SIZED-BEDROOMS * UTILITY ROOM AND TWO BATHROOMS * This beautifully decorated four-bedroom home with its' modern layout greets you with; a gorgeous entrance hallway filled with natural light, a vast open plan kitchen-family room extension with two large skylights and an incredibly stylish kitchen, complete with island unit/breakfast bar, a front lounge/bedroom four and functional utility room and downstairs shower room. While upstairs, there are three great-sized bedrooms and a four-piece family bathroom. Externally, there are two patio areas, a large lawn and three parking spaces on the front drive. For schooling, the property is within catchment for both West Leigh School and Belfairs Academy with the grammar schools just a short ride away and the property is on the doorstep to a range of amenities, bus links, Leigh-on-Sea Train Station for commuters and the ever-popular Leigh Broadway and Old Leigh!

- Detached family home
- Kitchen-family room
- Snug lounge
- Large rear garden
- Renovated interiors
- Huge rear extension
- Downstairs shower room
- Four-piece family bathroom
- West Leigh school catchment
- Short walk to Leigh Station

Gordon Road

Leigh-on-Sea

£625,000

Price Guide



Gordon Road



Frontage

Block paved driveway providing parking for up to three vehicles, side access to garden down both sides of the property, fenced to left and right, front porch with beautiful feature stained glass windows.

Front Porch

5'10" x 4'11"

Feature window to side aspect, wooden front door with beautiful stained glass and stained glass sidelight, wall lighting, skirting, tiled flooring.

Entrance Hallway

15'1" x 6'3"

Two understairs storage cupboards as well as one large walk-in storage cupboard, access to downstairs shower room, traditional style column radiator, spotlighting, coving, picture rail, skirting, tiled flooring, carpeted staircase rising to first floor landing.

Snug Lounge/Bedroom Four

11'9" x 11'6"

UPVC double glazed oriel window to front aspect, traditional style column radiator, coving, skirting, carpet (possible fourth bedroom).

Downstairs Shower Room

10'4" x 7'7" > 4'4"

Obscured UPVC double glazed windows to side aspect, large walk-in/wet room style shower with a drenched head and secondary shower attachment, traditional pedestal wash basin with chrome taps, low-level w/c, chrome towel radiator, partial wall tiling, spotlighting, extractor fan, tiled flooring.

Kitchen-Family Room

33'5" > 16'5" x 21'11" x 11'2"

Room comprises a sitting area, dining area and kitchen area.

Kitchen - Black shaker style kitchen with both wall mounted and base level units comprising: five ring burner Neff induction hob with hidden extractor and tiled splashback, two eye-level Neff ovens, integrated fridge/freezer, integrated bin storage, integrated Neff dishwasher, ceramic sink and a half with drainer and brass mixer tap, quartz worktops with quartz splashbacks, three seater island unit with storage, access to utility room.

The rest of the room comprises; UPVC double glazed leadlight window to rear aspect and one to side aspect, as well as double glazed bi-folding doors for garden access and two large skylights, traditional style wall paneling, sitting area, dining area, spotlighting throughout, as well as coving, skirting, and wood effect laminate flooring.

Utility Room

10'2" x 4'11"

UPVC double glazed leadlight window to side aspect, black shaker style kitchen units both wall mounted and base level with space for under counter appliances and space for secondary fridge/freezer, quartz worktops, extractor fan, skirting, wood effect laminate flooring.

First Floor Landing

7'6" x 7'6"

UPVC double glazed leadlight window to side aspect, coving, skirting, carpet, doors to all rooms.

Master Bedroom

13'11" x 12'11"

UPVC double glazed leadlight window to rear aspect, built-in wardrobes, traditional column style radiator, wall lighting, coving, skirting, carpet.

Bedroom Two

12'5" x 9'10"

UPVC double glazed window to front aspect, traditional style column radiator, coving, skirting, carpet.

Bedroom Three

9'2" x 8'7"

UPVC double glazed leadlight window to front aspect, traditional style column radiator, coving, skirting, carpet.

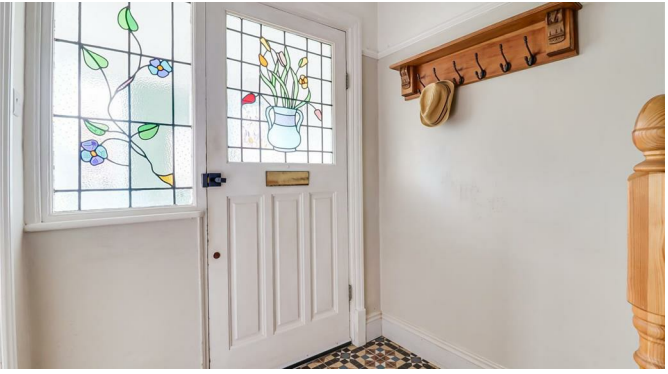
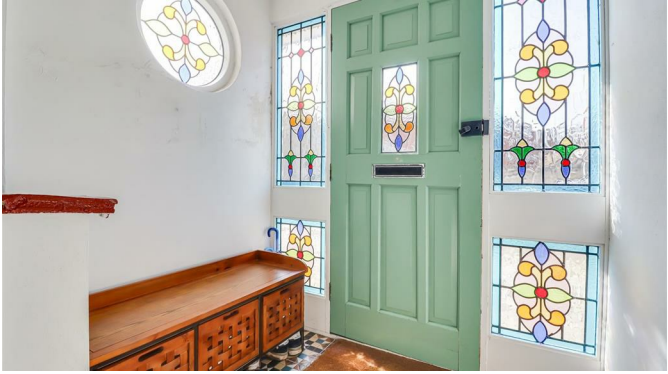
Four-Piece Family Bathroom

10'0" x 7'4"

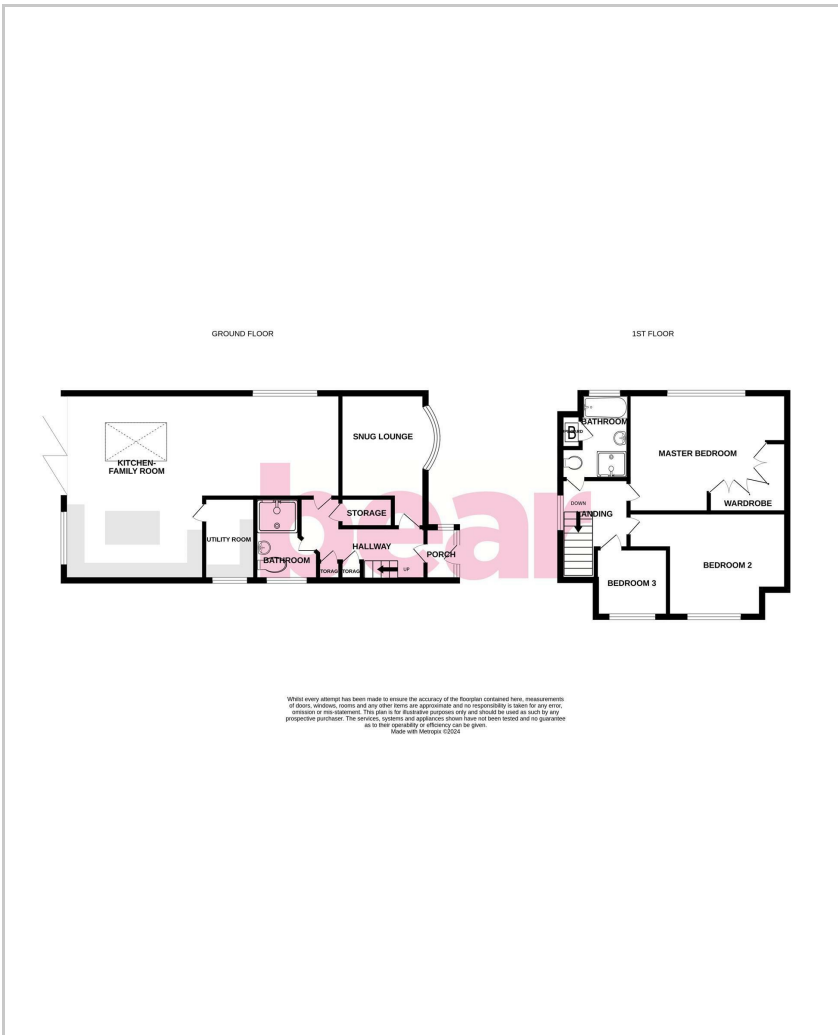
Obscured UPVC double glazed leadlight window to front aspect, fully tiled walls, walk-in shower with drencher head and secondary shower attachment, tiled bathtub with chrome tap and shower attachment, extractor fan, pedestal wash basin with traditional chrome taps, low-level w/c, boiler within cupboard, floor tiling.

Rear Garden

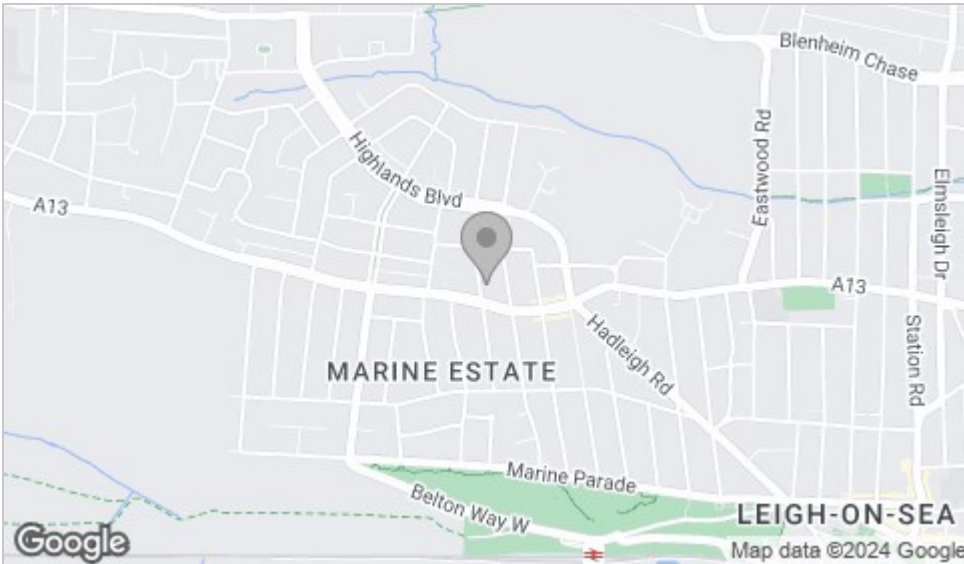
Commences; paved patio area with large lawn, mature planting borders to both sides, as well as a rear seating area with sleeper planting borders, shed to remain, side access to front of property down both sides.



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	