



\* £700,000 - £750,000 \* EXTENDED BEHIND AND OVER THE GARAGE \* ALL BEDROOMS ON THE 1ST FLOOR \* WEST FACING GARDEN \* POTENTIAL FOR YET MORE EXTENSION/LOFT CONVERSION S.T.P. \* AMPLE PARKING AND A GARAGE \* WEST LEIGH SCHOOL CATCHMENT \* MARINE ESTATE \* This immensely spacious five bedroom family home is situated on the sought-after 'Marine Estate' and is therefore within the West Leigh School catchment and is only a very short walk down the steps to Leigh Station for commuters. The home offers a through lounge-diner, a kitchen-breakfast room, downstairs w/c, utility room and a single garage. On the first floor, you will find five great-sized bedrooms with the majority having built-in wardrobes, a four-piece family bathroom and great potential for a loft conversion (s.t.p.). Externally, there is an impressive and mature west-facing garden with a high-level of privacy and side access through the garage, while to the front there is parking for two vehicles (with the potential for more) and access to the single garage. The home is a walk to Leigh Broadway and Old Leigh and has amenities and bus links at the bottom of the road, with just a short drive to the highly regarded grammar schools of the borough.

- 5 bedrooms all on the first-floor
- Quiet side road on the 'Marine Estate'
- West facing garden
- Utility room and downstairs W/C
- Garage with access through to garden
- Extended behind and over the garage
- West Leigh school catchment area
- Impressive double fronted home
- Leigh Station moments away
- Parking for two vehicles with the potential for more

## Park Road

Leigh-On-Sea

**£700,000**

Price Guide



# Park Road



**Frontage**  
Currently parking for two vehicles on a block paved driveway with access to the garage for additional parking and front lawn (which could be transformed into yet more parking), mature planting border, UPVC double glazed french doors leading to porch.

**Front Porch**  
5'11" x 4'0"  
UPVC leadlight windows all around, shelf, power sockets, wood effect laminate flooring, obscured leadlight door leading to:

**Entrance Hall**  
15'1" x 6'7"  
UPVC double glazed obscured leadlight window to front aspect as well as a stained glass feature window through to kitchen, two double-door storage cupboards under the stairs, double radiator, carpeted winder staircase rising to first-floor landing, picture rail, skirting, tile effect lino flooring.

**Front Lounge**  
15'5" x 13'2"  
UPVC double glazed leadlight bay fronted window, feature fireplace, picture rail, double radiator, secondary radiator, skirting, carpet flooring, (opens through to dining room).

**Dining Room**  
17'1" x 11'8"  
UPVC double glazed french doors and windows to front aspect, picture rail, double radiator, skirting, carpet.

**Kitchen**  
14'0" x 8'0"  
UPVC double glazed bay window to rear aspect, farmhouse style kitchen units both wall mounted and base level comprising; stainless steel sink and a half with drainer and chrome mixer tap, laminate worktops with tiled splashback, AEG four ring burner induction hob with stainless steel extractor over, eye-level Neff integrated double oven, space for appliances, skirting, tile effect lino flooring, sliding door through to:

**Inner Hallway**  
UPVC obscured double glazed door for garden access, as well as access to garage, skirting, tiled flooring, (can be used for access through to garden from the front of the property).

**Downstairs W/C**  
4'0" x 2'10"  
Obscured UPVC double glazed window to side aspect, vanity unit with wash basin with chrome mixer tap and tiled splashback, low-level w/c with hidden cistern, tiled shelf, radiator, tiled flooring.

**Utility Room**  
5'5" x 4'9"  
Wall mounted cupboards, laminate worktop, space for appliances, skirting, tiled flooring.

**Garage**  
Up and over garage door, power and lighting, concrete flooring, (good sized garage with space for one vehicle).

**First Floor Landing**  
8'0" x 6'11"  
Split landing for access to extension above the garage, picture rail, skirting, carpeted flooring.

**Master Bedroom**  
15'5" x 11'5"  
UPVC double glazed bay fronted window, large in-built wardrobes, double radiator and secondary radiator, skirting, carpet flooring.

**Bedroom Two**  
13'1" x 11'8"  
UPVC double glazed window to rear aspect overlooking the garden, built in wardrobe, feature fireplace, double radiator, skirting, carpet.

**Bedroom Three**  
12'2" x 8'6"  
UPVC double glazed oriel window to front aspect, built in wardrobe with high-level storage and a vanity unit with wash basin and chrome taps, radiator, skirting, carpet.

**Bedroom Four**  
11'9" x 8'4"  
UPVC double glazed window to rear aspect overlooking the garden, radiator, in-built desk area, skirting, carpet.

**Bedroom Five**  
8'7" x 6'6", 16'0" x 9"  
UPVC double glazed oriel window to front aspect, built-in wardrobe with high-level storage, double radiator, skirting, carpet.

**Four-Piece Family Bathroom**  
10'1" x 8'0"  
Two UPVC double glazed obscured windows to rear aspect loft access with pull-down ladder, tiled walk-in shower with drencher head and secondary shower attachment, floating vanity unit with wash basin and chrome mixer tap, bathtub with chrome taps, white towel radiator, wall cladding, skirting, tiled flooring.

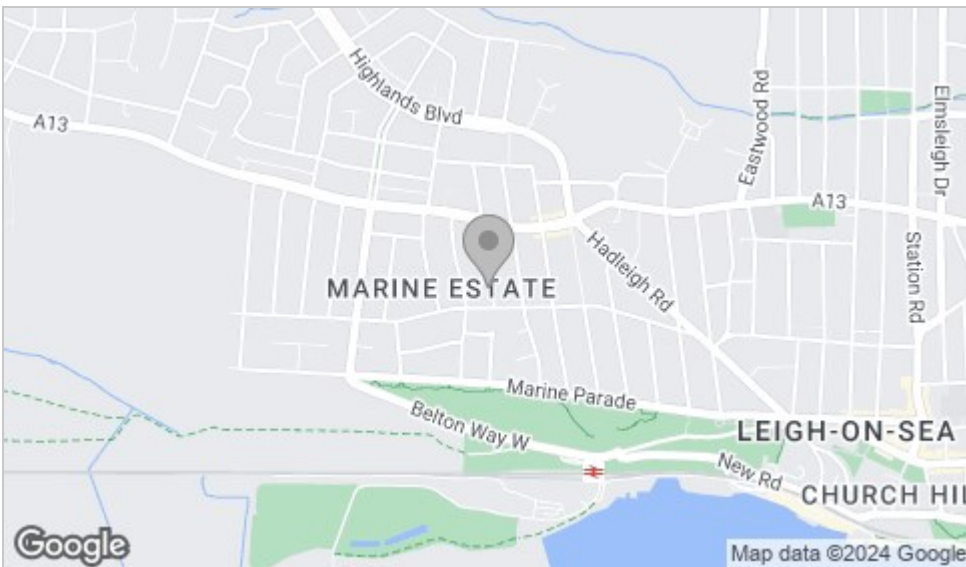
**West Facing Rear Garden**  
Beautiful mature planting borders and pergola with an impressive wisteria for screening, paved seating area, rear vegetable patch and rear paved area for storage.



# 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

