



\* £500,000 - £550,000 \* BLOCKPAVED FRONTAGE WITH NO DROPPED KERB YET, BUT YELLOW LINES TO THE FRONT TO NOT GET BLOCKED IN WITH POTENTIAL FOR PARKING \* FANTASTIC CENTRAL LEIGH LOCATION \* UNOVERLOOKED GARDEN \* WALK TO CHALKWELL STATION \* ROUND THE CORNER TO LEIGH ROAD/THE BROADWAY \* This charming period home offers character throughout with great sized rooms. Downstairs there is a front porch and a welcoming entrance hall, a bay-fronted lounge, a dining room with doors out onto the unoverlooked rear garden and a separate kitchen. While upstairs, there are three great-sized rooms and a separate bathroom and w/c. Externally, there is a way of parking a vehicle to the front and the rear garden is mature and unoverlooked. The location couldn't be better, with only a stroll to Leigh Road, the Broadway and Chalkwell Station and beachfront and there are ample amenities and bus at the top of the road. For schooling, both Belfairs Academy and Leigh North Street are within catchment.

- Potential for parking
- Great sized reception rooms
- Walk to Chalkwell Station
- Walk to Old Leigh and the beachfront
- Storage upstairs
- Unoverlooked rear garden
- Period character
- On the doorstep of Leigh Road and the Broadway
- Great central Leigh-on-Sea location
- Bay-fronted character

## Marguerite Drive

Leigh-on-Sea

**£500,000**

Price Guide



# Marguerite Drive



## Frontage

Blockpaved driveway with potential for parking as there are yellow lines to the front to not get blocked in, or you could apply for a dropped kerb.

## Lounge

16'0" into bay x 11'10"

Bay-fronted double glazed window, feature fireplace, radiator, coving, picture rail, skirting, carpet.

## Dining Room

13'10" x 10'9"

Double glazed sliding doors for garden access, feature fireplace, radiator, picture rail, skirting, carpet.

## Kitchen

13'6" x 6'11"

Double glazed door and window to rear aspect for garden access, shaker style kitchen units both wall-mounted and base level comprising; integrated fridge/freezer, space for appliances, oven with four ring burner gas hob and extractor over, ceramic sink and drainer with chrome tap and a tiled splashback, breakfast bar, tiled flooring.

## Master Bedroom

16'0" into bay x 10'11"

Double glazed bay fronted window, coving, picture rail, radiator skirting and carpet.

## Bedroom Two

13'10" x 10'0"

Double glazed window to rear aspect, picture rail, radiator skirting and carpet.

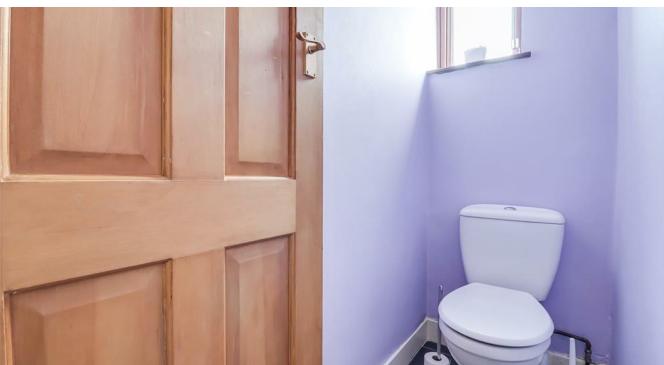
## Bedroom Three

8'0" x 6'9"

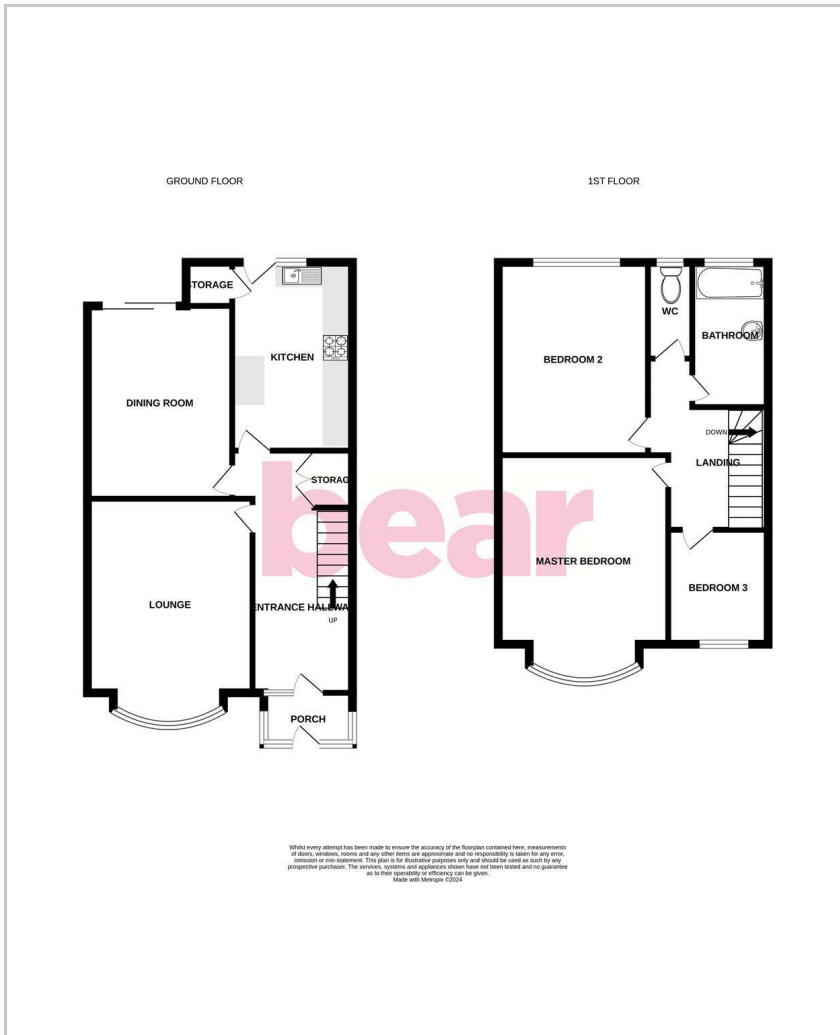
Double glazed oriel window to front aspect, picture rail, radiator skirting and carpet.

## Unoverlooked Garden

Patio area, lawn area, mature planting for privacy, area to rear for shed and seating, rear access back to front of property.



# 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

