



* £675,000- £725,000 * Welcome to this charming 4-bedroom link-detached home on Percy Road, Leigh-on-Sea. This well-appointed property offers a harmonious blend of modern living and classic comfort, ideal for families. Featuring a contemporary kitchen, spacious living room, and a convenient ground floor WC, this home is designed for practical and enjoyable living. The upper floor comprises four generously sized bedrooms and a family bathroom, ensuring ample space for everyone. Situated in a highly sought-after area, this property is a stone's throw from excellent local amenities, top-rated schools, and beautiful parks. With Leigh-on-Sea Station just a short walk away, commuting to London is a breeze. The vibrant local community and the scenic coastal charm of Leigh-on-Sea make this an exceptional place to call home.

- Spacious 4-bedroom link-detached home
- Convenient ground floor WC
- Off-street parking for one car
- Proximity to parks and green spaces
- Modern kitchen and living room
- Well-maintained garden
- Close to top-rated schools
- Excellent transport links

Percy Road

Leigh-on-Sea

£675,000

Price Guide



Percy Road



Property Overview

This delightful 4-bedroom link-detached home on Percy Road, Leigh-on-Sea, offers a perfect blend of modern living and convenience. With a spacious garden, off-street parking, and close proximity to top schools and transport links, it is an ideal family home in a prime location. Don't miss the opportunity to make this charming property your own. Call today to arrange a viewing and take the first step towards your new home.

Ground Floor

Upon entering the home, you are greeted by a spacious hallway leading to a modern kitchen equipped with high-quality appliances and ample storage. The living room, perfect for family gatherings, features large windows that flood the room with natural light. A conveniently located WC completes the ground floor, adding to the home's practicality.

First Floor

The first floor hosts four well-proportioned bedrooms, each offering a cozy and private retreat. The family bathroom is elegantly designed, featuring contemporary fixtures and fittings, making it a perfect space to unwind after a long day.

Exterior

The exterior of the property boasts a beautifully maintained garden, perfect for outdoor entertaining and relaxation. The garden provides a serene escape from the hustle and bustle of daily life. Additionally, the home benefits from off-street parking for one car, a rare and valuable feature in this desirable area.

School Catchment

This property is ideally located within the catchment area for some of the best schools in the region, including West Leigh Infant School and West Leigh Junior School, both just a short walk away. St Michael's Preparatory School is also nearby, making this location perfect for families with school-aged children.

Room Measurements

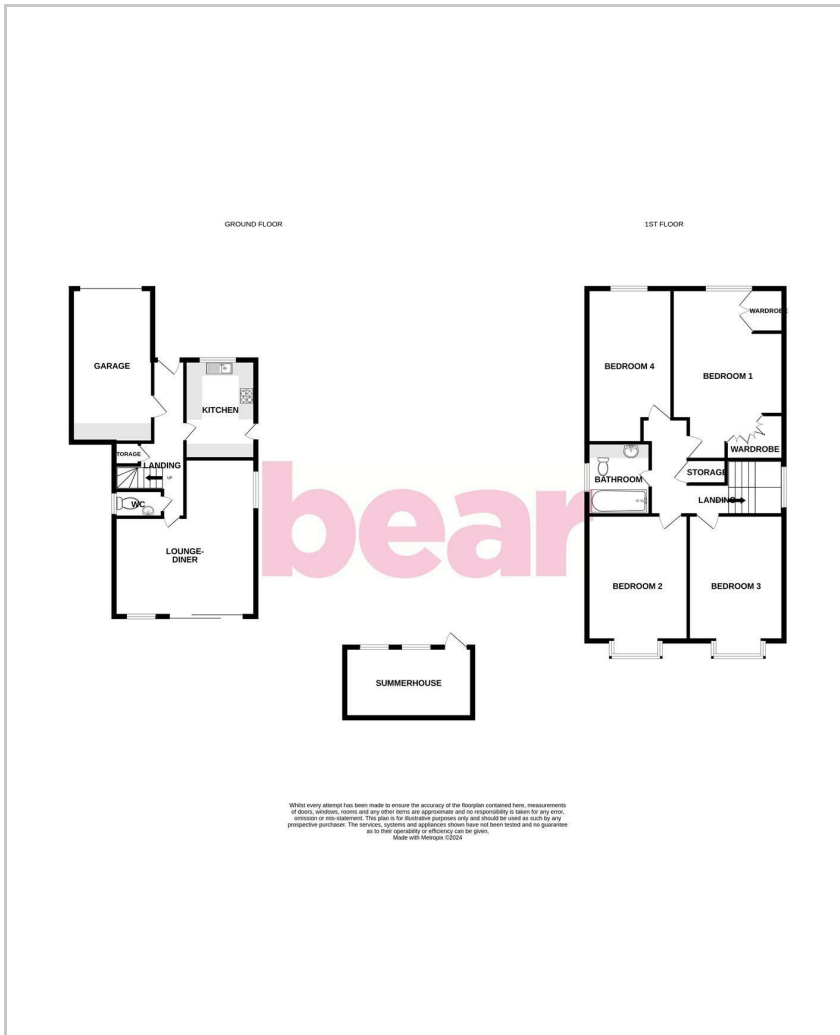
W/C 1.78m x 0.84m
Kitchen 3.64m x 2.61m
Hallway 6.78m x 1.12m
Lounge/Diner 6.68m > 3.75m x 5.08m > 2.36m
Bedroom One 4.76m x 2.87m
Bedroom Two 3.71m x 2.50m
Bedroom Three 3.71m x 2.50m
Bedroom Four 4.32m x 2.14m
Bathroom 2.25m x 1.75m

AGENTS NOTES

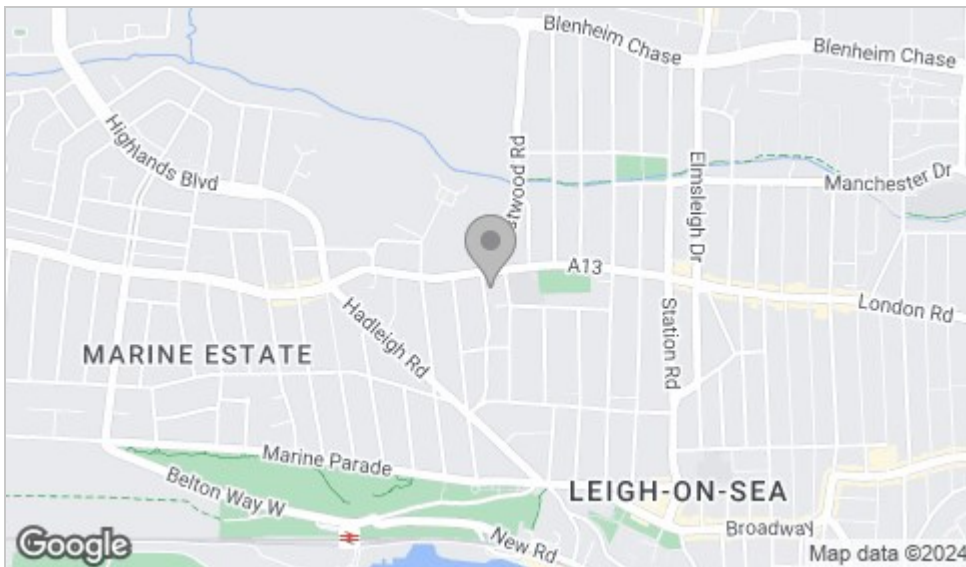
PLEASE NOTE: In the garage along the rear wall there is a utility area including; washing machine, tumble dryer, fridge and freezer.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	