



* £350,000 - £375,000 * Situated in a highly sought-after location, this spacious three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. With generously sized living spaces, two reception rooms, and a large kitchen, this well-maintained home provides flexible living arrangements to suit various needs. The south backing garden, large 5-piece bathroom suite, and detached garage with an electric roller shutter further enhance the appeal of this property.

The location is equally impressive, with close proximity to Southend-on-Sea and Leigh-on-Sea's amenities and eateries. The property is nestled within the catchment areas of Eastwood School and Belfairs Academy, making it ideal for families. Easy access to local shops, parks, and transport links ensures that all your daily needs are met with ease.

Tenure and Council Tax:
Tenure: Freehold
Council Tax Band: C

- Spacious Semi-Detached Family Home
- Large 5-Piece Bathroom Suite
- Large Detached Garage with Electric Roller Shutter
- Within Catchment of Eastwood School and Belfairs Academy
- Three Good Sized Bedrooms
- South Backing Garden
- Close Proximity to Southend-on-Sea and Leigh-on-Sea Amenities and Eateries
- Two Reception Rooms

Arterial Road

Leigh-on-Sea

£350,000

Price Guide



Arterial Road



Ground Floor

Upon entering the property, you are greeted by a welcoming hallway that leads to two spacious reception rooms. The front reception room features a large bay window, allowing natural light to flood the space. The second reception room, located at the rear, offers direct access to the south backing garden through sliding patio doors, making it perfect for entertaining or relaxing with family.

The large kitchen is well-equipped with ample storage and countertop space, catering to all your culinary needs. With modern appliances and a functional layout, it is a true heart of the home. A convenient utility area and downstairs cloakroom complete the ground floor.

First Floor

The first floor comprises three good-sized bedrooms, each offering plenty of space for furniture and storage. The master bedroom is particularly spacious, with ample natural light and built-in wardrobes. The large 5-piece bathroom suite is a standout feature, offering a panelled bath, separate shower cubicle, wash hand basin, low-level W.C., and bidet, all finished with high-quality fixtures and fittings.

Exterior

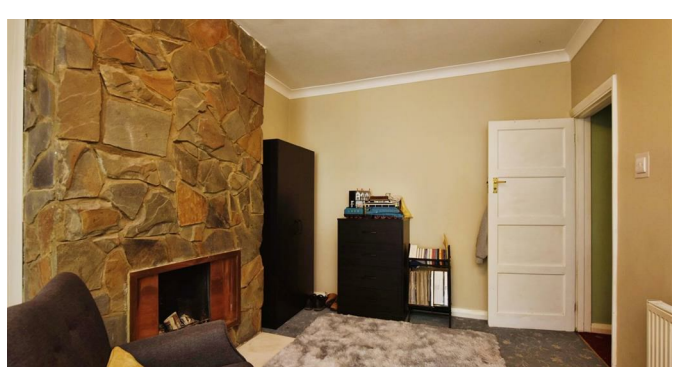
Externally, the property boasts a beautifully maintained south backing garden, featuring a decked seating area, side access, and a lawn area, perfect for outdoor activities and entertaining. The large detached garage with an electric roller shutter provides secure storage space for vehicles, tools, or equipment. It offers versatility for various uses and could be easily converted into a workshop, games room, or summer house.

School Catchment

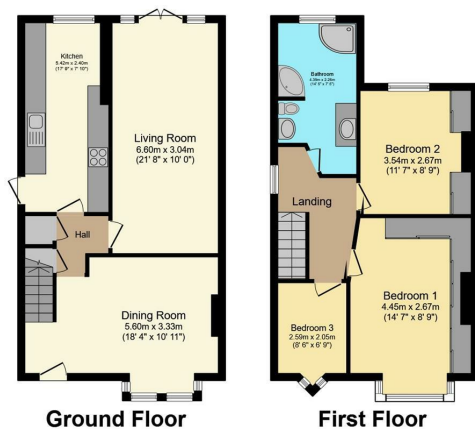
The property is within the catchment areas of the highly regarded Eastwood School and Belfairs Academy, both known for their excellent educational standards. This makes it an ideal choice for families with school-age children.

Overview

This spacious and well-appointed three-bedroom semi-detached family home is perfect for those seeking comfort and convenience in a highly sought-after location. With excellent local amenities, schools, and transport links, this property offers everything needed for modern family living. Contact us today to arrange a viewing and see for yourself the charm and potential this home has to offer.



Floor Plan



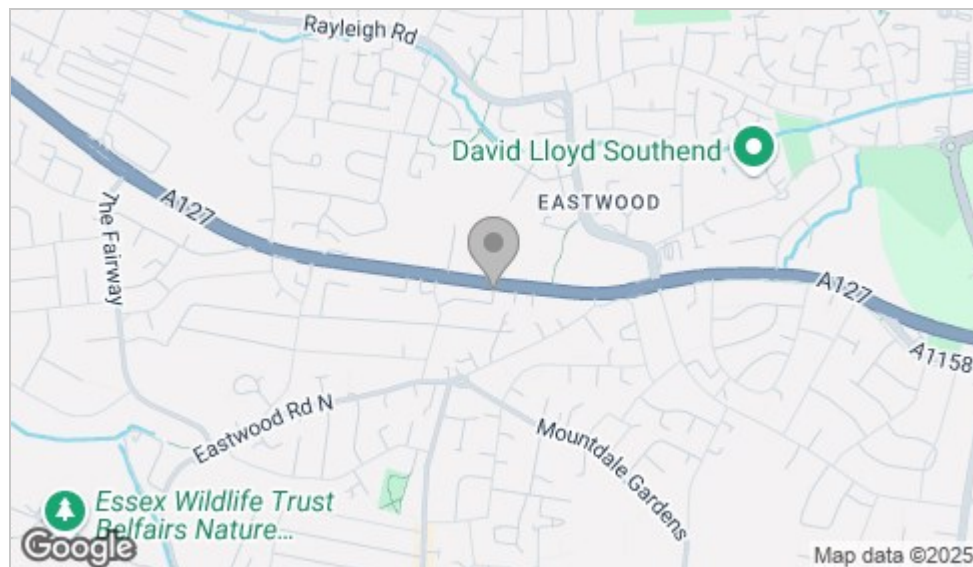
Total floor area 107.1 m² (1,153 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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