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Estate Agents



* £600,000- £650,000 * Nestled in the charming Eaton Road of Leigh-On-Sea, this delightful semi-detached family home offers a magnificent finish throughout. Boasting spacious accommodation across two floors, this property offers three great sized bedrooms, a bay fronted lounge perfect for cosy evenings, and an impressive kitchen diner ideal for hosting family gatherings. The stunning four-piece family bathroom exudes luxury, while the convenience of a downstairs WC adds a practical touch to everyday living. Outside, the property features a generous garden equipped with a large raised patio, providing ample space for outdoor activities and relaxation. With a driveway accommodating two vehicles and side access to the rear garden, parking and maintenance are made easy. There is also a garage in a block to the right of the house. Additionally, the presence of a home office in the garden offers a tranquil space to work from home or pursue hobbies. Conveniently situated on the doorstep of London Road amenities, this home also offers easy access to the vibrant Leigh Broadway and Station, making daily commutes or leisurely outings a breeze. The house also falls within the West Leigh School and Belfairs Academy Catchments.

- 'Halls adjoining' character family home on a substantial plot
- Three good size bedrooms
- Bay fronted formal lounge
- Downstairs WC
- Driveway for two vehicles and a garage in block
- Beautiful kitchen diner opening on to rear garden
- Stunning four piece family bathroom
- Rear Garden with raised patio, home office and a storage shed with power and light
- Doorstep to London Road amenities, Belfairs Woods and Swimming Pool
- Walking distance to Leigh Broadway, Station and Old Town Pool

Eaton Road

Leigh-On-Sea

£600,000

Price Guide



Eaton Road



Frontage

Block paved driveway for two vehicles, flower and shrub borders, side access to rear garden. PLEASE NOTE: There is a garage in a block just a stones throw away from the front door (To the right of the house).

Entrance Porch

6'7" x 3'5"

Double glazed wooden entrance door to front, tiled floor, solid wooden entrance door to:

L-Shaped Hallway

Smooth coved ceiling, two pendant lights, radiator with radiator cover, carpeted stairs to first floor with understairs storage, laminate flooring, access to:

Lounge

15'0" into bay x 12'4"

Smooth coved ceiling with ceiling rose and pendant light, double glazed bay windows to front with fitted shutter blinds, feature fireplace with wood burning stove and wooden mantel piece, laminate flooring.

Downstairs WC

5'0" x 2'9"

Smooth ceiling, obscured double glazed window to side, cupboard housing wall mounted 'Vaillant' combination boiler, wall hung wash basin, low level WC, laminate flooring.

Kitchen Diner

19'8" x 12'10"

Modern shaker style kitchen comprises; wall and base level units with square edge quartz worktops, integrated fridge freezer, integrated dishwasher, integrated washing machine, butler sink with draining grooves and mixer tap, centre island with further storage including pan drawers, space for range cooker with extractor fan above, tiled splashbacks, feature fireplace opening with fitted bookcases either side, double glazed windows to rear overlooking garden, double glazed french doors to rear opening to garden, radiator, tiled floor.

First Floor Landing

Coved ceiling with pendant light, obscure double glazed windows to side, carpet.

Bedroom One

14'11" x 11'7" up to chimney breast

Smooth coved ceiling with pendant light, double glazed bay windows to front with fitted shutter blinds, two floor to ceiling wardrobes with top boxes, radiator, carpet.

Bedroom Two

13'1" x 12'11"

Smooth coved ceiling with pendant light, radiator, carpet.

Bedroom Three

10'6" x 7'9" max

Smooth ceiling, loft hatch, picture rail, double glazed window to front with fitted shutter blind, radiator, carpet.

Family Bathroom

12'9" x 6'2"

Smooth ceiling with inset spotlights, extractor fan, main loft hatch with loft ladders, obscure double glazed window to rear, freestanding bath, vanity unit wash basin, low level WC, double walk in shower with rainfall head, part tiled walls, tiled floor, radiator.

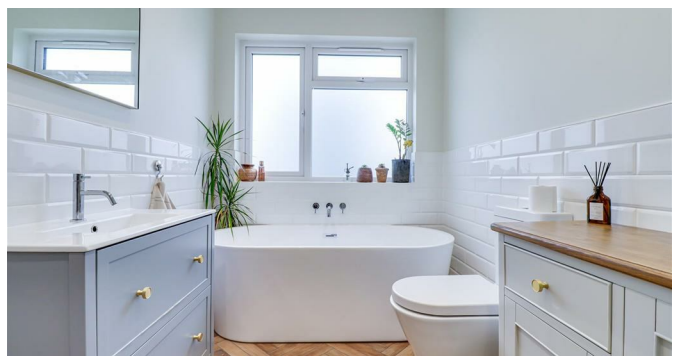
Large Rear Garden

Commences with raised patio area and raised planting beds, side access to front driveway, remainder laid to lawn, outside tap, outside lighting, garden storage shed with power and light, access to:

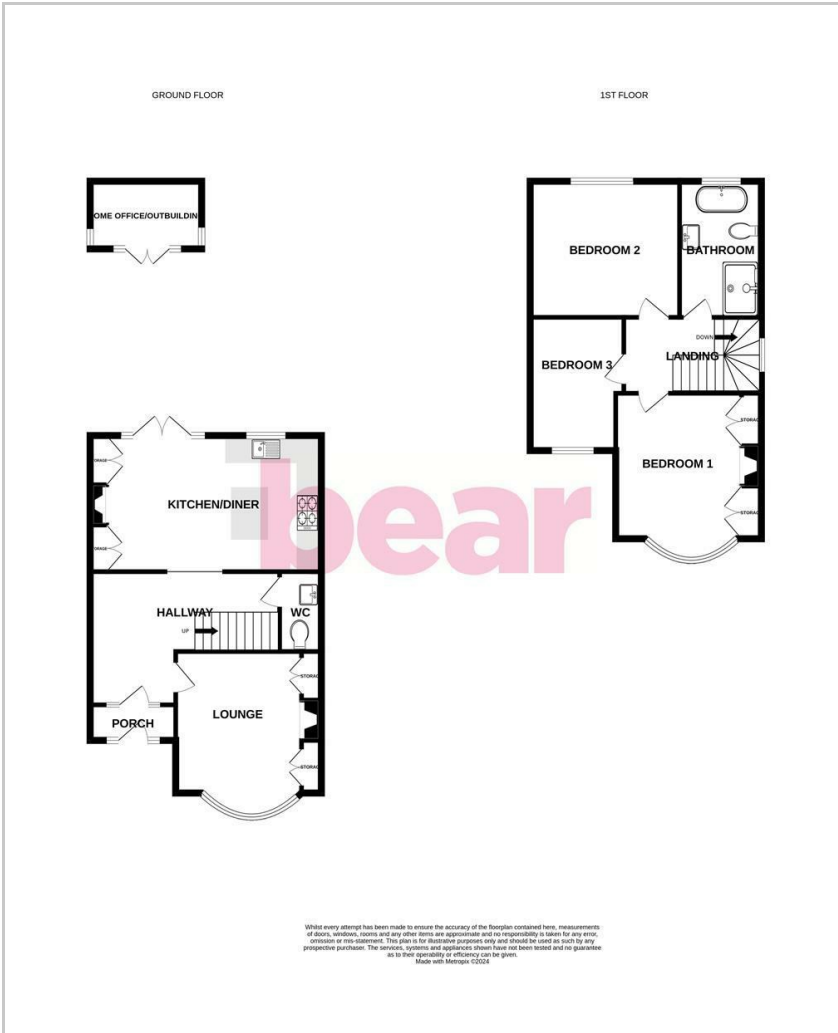
Home Office/Outbuilding

10'3" x 8'2"

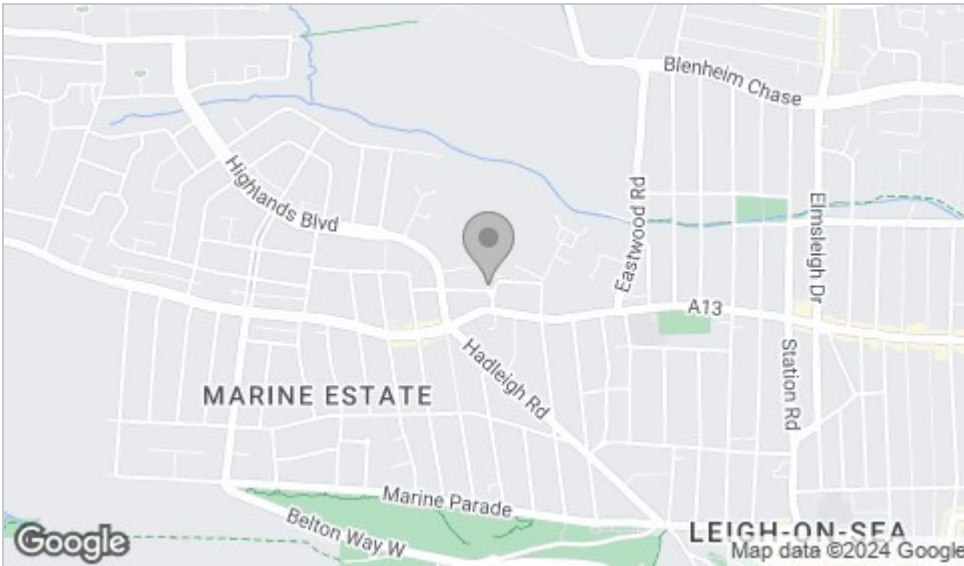
Smooth ceiling with inset spotlights, fuse box, windows to both sides and front, French doors to front opening to garden, power, light, laminate flooring.



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

