



* £625,000- £675,000 * 75FT GARDEN WITH HUGE POTENTIAL FOR REAR AND SIDE EXTENSION * 'MARINE ESTATE' LOCATION * WEST LEIGH SCHOOL CATCHMENT * SHORT WALK TO LEIGH STATION AND THE BROADWAY * GARAGE AND PARKING * This deceptively spacious three bedroom character semi, sits on an enviable plot with huge potential for rear and side extension as well as a loft conversion (s.t.p.). The property currently has two main reception rooms and a kitchen on the ground floor, with three great-sized bedrooms, a bathroom and w/c on the first floor. Externally, there is parking, a garage and the approximately 75ft rear garden. The property sits within the West Leigh and Belfairs Academy catchment areas and is only a short drive to the prestigious grammar schools of the borough. There are amenities and bus links at the top of the road and Leigh Station is virtually at the bottom of the road for London commuters, with the popular Leigh Broadway and Old Leigh only a walk away too. This home needs to be viewed to truly appreciate all that is on offer!

- Huge potential for rear and side extension
- Moments from Leigh Station for commuters
- Short walk to Leigh Broadway and Old Leigh
- Wide frontage
- Parking
- 'Marine Estate' location
- West Leigh School catchment area
- Great sized bedrooms
- Bay-fronted character
- Garage

Canvey Road

Leigh-On-Sea

£625,000

Price Guide



Canvey Road



Frontage

Hardstanding driveway providing parking for one to two vehicles plus an additional parking space in the detached garage, lawn area, mature planting borders and feature tree, gated side access through to garden, porch with tiled roof and a wooden and glazed front door leading to:

Entrance Hallway

15'1" x 6'3"

Under stairs storage cupboard and under stairs pantry, radiator, carpeted staircase rising to first floor landing, coving, skirting, carpet and wood effect laminate flooring.

Front Lounge

14'5" x 13'9"

UPVC double glazed bay fronted window with Georgian bars, feature tiled fireplace, bespoke alcove storage units, coving, double radiator, skirting, wood effect laminate flooring.

Dining Room

11'11" x 10'4"

UPVC double glazed sliding patio doors for access to garden, radiator, serving hatch to kitchen, coving, skirting, wood effect laminate flooring.

Kitchen

10'3" x 8'7"

UPVC double glazed window to rear aspect and a double glazed side door for garden access, farmhouse style kitchen units both wall mounted and base level comprising; stainless steel sink and half with brushed nickel mixer tap and a tiled splashback, four ring burner gas hob with extractor, integrated Bosch oven, laminate worktops, space for fridge/freezer, space for washing machine, space for dishwasher, boiler, coving, wood effect laminate flooring.

First Floor Landing

8'1" x 6'2"

UPVC double glazed obscured window to side aspect, loft access, coving, skirting, original wooden floorboards.

Master Bedroom

14'1" x 12'7"

UPVC double glazed bay fronted window with Georgian bars, radiator, feature tiled fireplace, skirting, original wooden floorboards.

Bedroom Two

12'7" x 11'11"

UPVC double glazed window to rear aspect, radiator, coving, skirting, carpet

Bedroom Three

8'10" x 8'2"

UPVC double glazed window window to front aspect, built-in cupboard, radiator, carpet.

Bathroom

8'2" x 6'1"

Obscured UPVC double glazed window to rear aspect, cupboard, bath with traditional chrome taps, wall-mounted traditional style wash basin with chrome taps, partially tiled walls, coving, tile effect lino flooring.

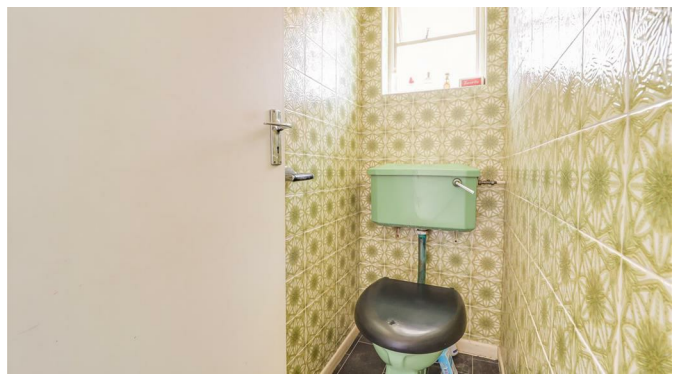
Downstairs W/C

5'8" x 2'5"

Obscured window to side aspect, traditionally styled w/c, fully tiled walls, skirting, tile effect lino flooring.

Rear Garden

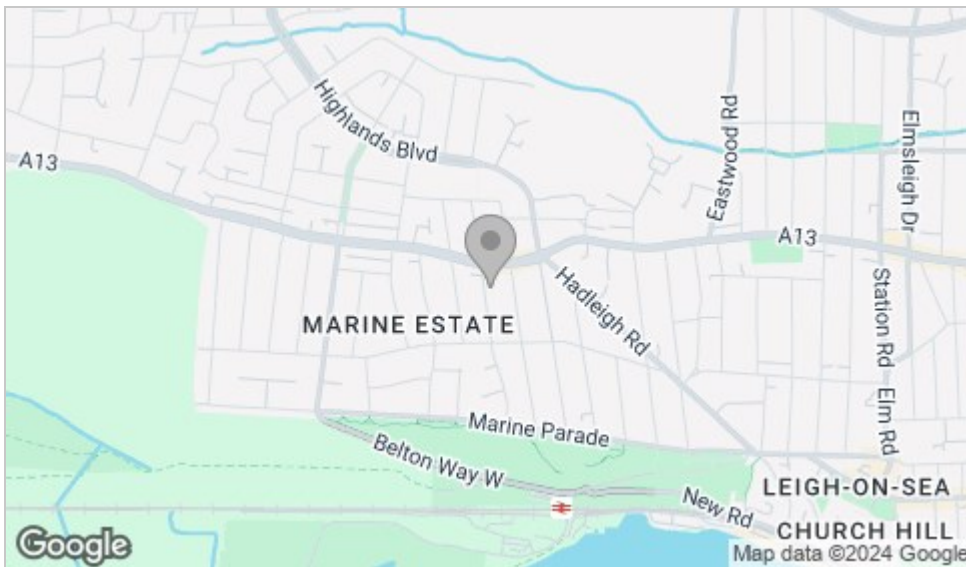
Huge potential to extend to side and rear, access to garage, decked seating area with the rest of the garden mostly laid to lawn as well as having mature planting borders and trees for privacy, a shingle area to rear of garden with shed and fencing all around.



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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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

