



* £500,000 - £550,000 * A WALK TO LEIGH STATION * REAR EXTENSION * PARKING FOR TWO * HUGE GARDEN * MULTIPLE BATHROOMS AND RECEPTION ROOMS * ESTUARY VIEWS * OUTBUILDING * NO ONWARD CHAIN * This characterful period home has a large rear extension creating an open-plan kitchen/family room layout, with a front lounge, utility/downstairs shower room and welcoming hallway with storage and downstairs w/c. Upstairs, there are three bedrooms, fantastic Estuary views across the Salvation Army fields, a five-piece family bathroom and with Velux windows already in the roof, there is great potential for a full loft conversion (subject to planning). Externally, there is parking for two on the front driveway and an impressive garden with various seating areas, an outbuilding, lawn and complete privacy! The property also benefits from new double glazing to the front and for schooling, 'Hadleigh Infants & Juniors' and 'The Deanes' schools are both within catchment, while the grammar schools of Southend are a short drive away. Leigh Station for commuters is a walk away and there are amenities and bus links seconds away, with Morrisons and Lidl on Hadleigh High St. very close by. This property should be viewed internally to truly appreciate all that is on offer!

- Rear extension
- Estuary and Salvation Army field views
- Multiple bathrooms
- Bay-fronted lounge
- Huge unoverlooked garden with outbuilding
- Walk to Leigh Station
- No onward chain
- Kitchen-family room layout
- Parking for two vehicles
- Potential for loft conversion (s.t.p.)

London Road

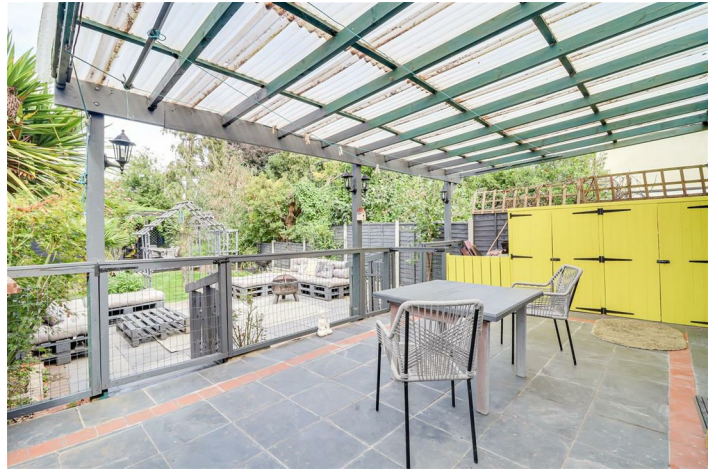
Benfleet

£500,000

Price Guide



London Road



Frontage/Parking

Shingled driveway providing parking for two vehicles, paved pathway leading to new double glazed entrance door with overhanging front porch, external lighting, gated side access to rear garden.

Front Porch

Entrance door into porch comprising triple glazed windows to front and side, smooth ceiling, tiled flooring, door to:

Entrance Hall

Coved ceiling with ceiling rose and pendant lighting, stairs leading to first floor landing, storage cupboard, paneled walls, radiator, tiled flooring, access to W/C.

Downstairs W/C

Double glazed obscured window to side aspect, two piece suite comprising wall mounted sink with mixer tap and low-level w/c, smooth ceiling, wall light, tiled flooring.

Utility/Shower Room

8'10 x 7'0
Double glazed obscured window to side aspect, double length walk-in shower cubicle with wall mounted power shower, rainfall shower and handheld attachment, range of wall and base level units with laminate work surfaces above, space for washing machine, tumble/dryer and American style fridge/freezer, spotlighting, vinyl flooring with underfloor heating.

Lounge and Sitting Room

24'1 x 11'10
New UPVC double glazed bay fronted window, coved ceiling with ceiling roses and pendant lighting, two feature fireplaces, log burner, built-in storage cupboard, radiator, tiled flooring with underfloor heating, opens into:

Kitchen-Breakfast Room

First Floor Landing

Loft access, carpeted flooring, coved ceiling with pendant lighting,

Master Bedroom

15'10 x 11'10

New UPVC double glazed bay fronted window, coved ceiling with ceiling rose and pendant lighting, feature fireplace, radiator, carpeted flooring.

Second Bedroom

12'0 x 10'10

Double glazed window to rear, coved ceiling with ceiling rose and pendant lighting, radiator, carpeted flooring.

Third Bedroom

8'0 x 6'0

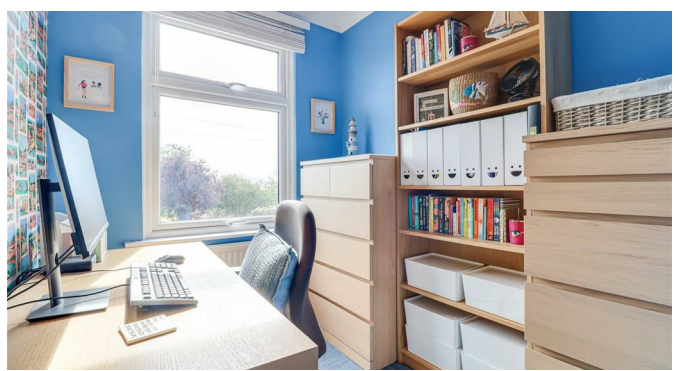
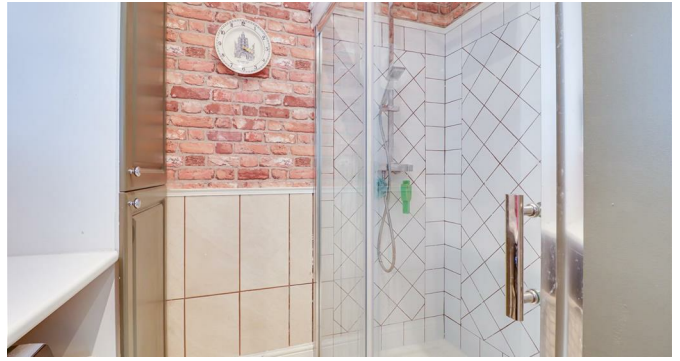
Double glazed window to front, smooth ceiling with ceiling rose and pendant lighting, radiator, carpeted flooring.

Five-Piece Family Bathroom

Double glazed obscure windows to side and rear aspects, five-piece suite comprising; paneled bath with mixer tap and shower attachment, 'His and Hers' wash basin set into vanity unit, bidet and low-level w/c, coved ceiling with spotlights, partially tiled walls, heated towel rail, vinyl flooring with underfloor heating.

Garden

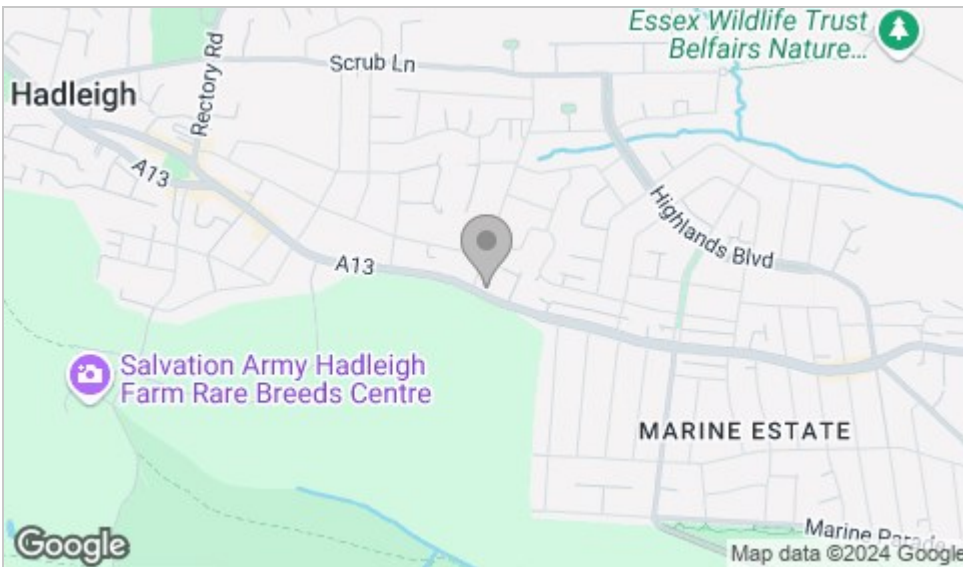
Unoverlooked rear garden which commences with a covered terrace, which then leads out to an open paved sun terrace with lawn area and mature planting borders. There is an outside dining area and outbuilding, side access to the front of the property and a 'secret garden' to the rear with a decked bar area.



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

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		