



* £600,000 - £650,000 * PARKING FOR THREE/FOUR VEHICLES * HUGE FLOORPLAN WITH 5 BEDROOMS AND TWO RECEPTIONS * DEVELOPMENT POTENTIAL * DETACHED * WALK TO LEIGH STATION AND BROADWAY * BATHROOMS ON BOTH FLOORS AND UTILITY ROOM * LARGE GARDEN * This deceptively spacious detached family home offers five great-sized bedrooms, two characterful reception rooms overlooking the rear garden, a fitted kitchen leading through to the utility room, a downstairs shower room and w/c as well as a first-floor shower room. Externally, there's an enviably sized garden with side access and parking on a landscaped driveway for three to four vehicles. The location has amenities and bus links at the top of the road and is a walk to the fashionable Leigh Broadway and Leigh Station for commuters. The property could potentially be developed subject to the usual planning consent and would make a fantastic home for the next family. Offered with no onward chain, this property is a must-view.

- Parking for 3/4 vehicles
- Walk to Leigh Station and the Broadway
- Two large reception rooms overlooking the garden
- Shower rooms on both floors
- Perfect for development subject to planning
- Large rear garden
- Large floorplan with five bedrooms
- Kitchen with attached utility room
- Fully detached house with side access
- No onward chain

Cheltenham Drive

Leigh-On-Sea

£600,000

Price Guide



Cheltenham Drive



Frontage

Two dropped curbs creating an in-and-out landscaped driveway which provides parking for three to four vehicles, side access to rear garden as well as gated access through to a storage area which in turn leads to a second side door through to the utility room. Hedging for privacy from roadside to left-hand side, as well as an original garden wall and UPVC obscured double glazed door leading to:

Porch

11'1" x 3'5"

UPVC double glazed window to side aspect, skirting, tiled flooring, an original wooden front door with obscured stained glass window and sidelights.

Entrance Hall

'L'-shaped hallway with carpeted staircase rising to first floor landing with storage cupboard underneath, original cornice, picture rail, double radiator, skirting, carpet, doors to all rooms.

Lounge

15'1" x 12'2"

UPVC double glazed sliding door for access to sun terrace, feature fireplace with original brickwork and wooden surround, original coving, picture rail, two double radiators, skirting and carpet.

Dining Room

14'9" x 12'11"

UPVC double glazed bay window to rear aspect with French doors for access to sun terrace, picture rail, double radiator, skirting and carpet.

Kitchen

9'7" x 5'6"

Shaker style kitchen units both wall-mounted and base level comprising; sink with chrome mixer tap, wooden work surfaces, large Rangemaster oven and hob with Rangemaster cooker hood, partial wall tiling, radiator, serving hatch through to dining room, glazed door with sidelight through to utility room, tiled flooring.

Utility Room

26'1" x 4'0"

UPVC double glazed door and sidelight for garden access as well as a secondary UPVC double glaze door leading back to the front of the property. Shaker style kitchen units both wall-mounted and base level comprising; laminate worktops with sink and chrome mixer tap, tiled splashback, space for a range of appliances, tiled flooring.

Downstairs Shower Room and W/C

8'3" x 7'5"

UPVC obscured double glazed window to side aspect, two-piece shower room with separate W/C comprising; corner shower cubicle, fully tiled walls, wall-mounted mirrored cupboard, boiler, chrome towel radiator, vanity unit with wash basin and chrome mix tap, tiled flooring. W/C comprises obscured UPVC double glazed window to side aspect, chrome towel radiator, 'Grohe shower toilet'/bidet, tiled flooring.

Master Bedroom

14'5" x 11'9"

UPVC double glazed bay fronted window, large set of built-in wardrobes, original coving, picture rail, two radiators, skirting, carpet.

Bedroom Two

13'7" x 12'0"

UPVC double glazed bay fronted window, radiator, picture rail, skirting, carpet.

Bedroom Five

8'7 x 7'1

UPVC double glazed window to rear aspect, picture rail, radiator, skirting and carpet.

First Floor Landing

10'3" x 7'1"

Storage cupboard, picture rail, skirting, carpet, doors to all rooms.

Bedroom Three (First Floor)

11'0" x 9'3"

UPVC double glazed window to front aspect, set of built-in wardrobes, picture rail, double radiator, skirting, carpet.

Bedroom Four (First Floor)

10'0" x 9'4"

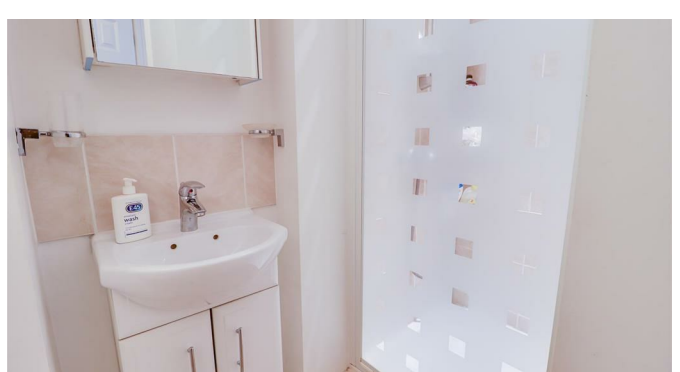
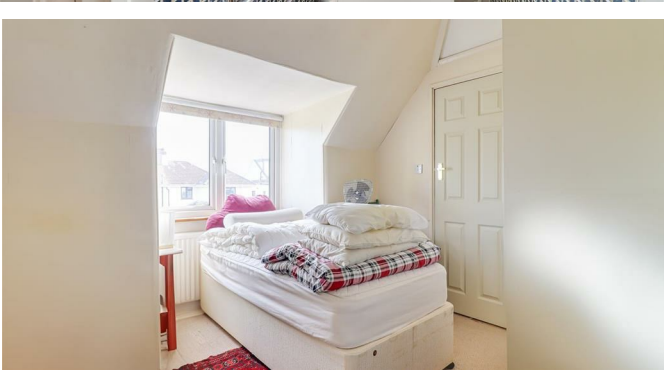
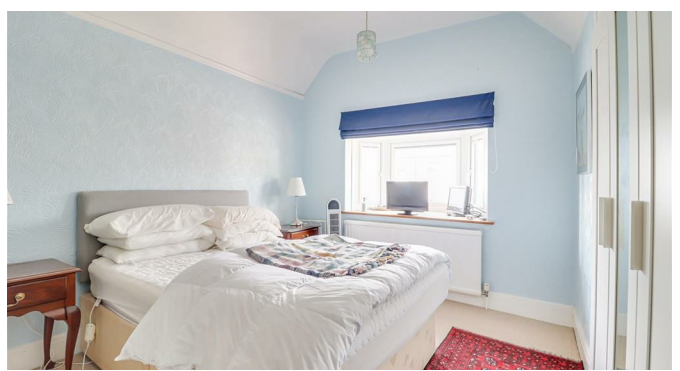
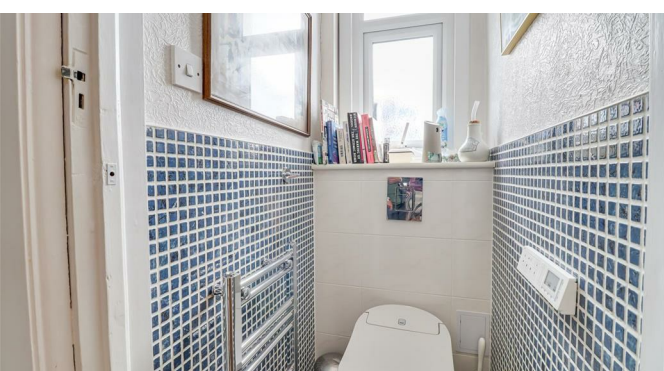
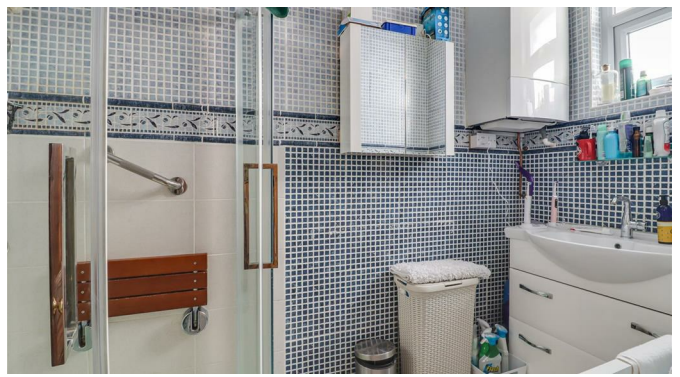
UPVC double glazed window to rear aspect, walk-in eaves storage cupboard, double radiator, skirting, carpet.

First Floor Shower Room

Shower cubicle, vanity unit with wash basin, chrome mixer tap and a tiled splashback, low-level w/c, heated towel radiator, extractor fan, tiled flooring.

Rear Garden

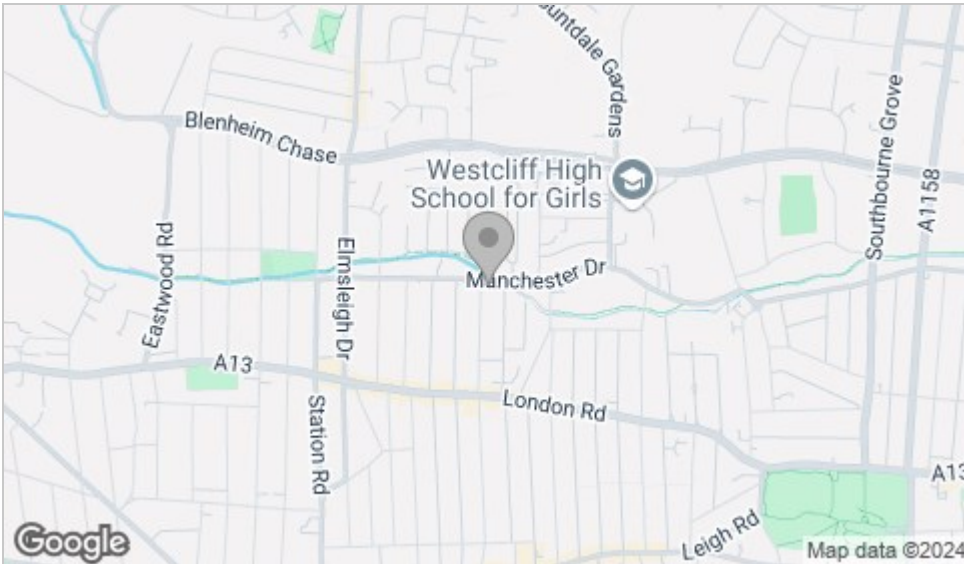
Commences with a decked sun terrace with plenty of space for seating/dining, the rest of the garden is mostly laid to lawn with a rosebush border, fencing, two feature trees and a rear paved area with side access back to the front of the property as well as access to the utility room.



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	