



* £950,000- £1,050,000 * OVER 200 sqm * Positioned in the sought-after 'Marine Estate' of Leigh-on-Sea, this impressive character home on Harley Street is a rare find. The property boasts a spacious layout with four generously sized bedrooms, two inviting reception rooms, and three well-appointed bathrooms. One of the standout features of this charming house is its extensions to the rear and into the loft, providing even more space for you to enjoy. Imagine the possibilities that come with this additional room to grow and create your ideal living space. Step outside into the sunny West backing rear garden, where you'll find a delightful summerhouse - perfect for relaxing on lazy summer afternoons or entertaining guests in style. The garden offers a tranquil retreat from the hustle and bustle of daily life. Located within the West Leigh School and Belfairs Academy catchment areas, this property is ideal for families looking to provide their children with a top-notch education. Additionally, being within walking distance to the vibrant Leigh Broadway, Leigh Station, and Old Leigh Town, you'll have easy access to an array of amenities, shops, and transport links. Don't miss out on the opportunity to make this wonderful house your home. Embrace the charm of Harley Street and the convenience of its prime location. Book a viewing today and start envisioning the life you could create in this fantastic property.

- Imposing semi detached character house
- Spacious accommodation across three floors
- Top floor master suite with en-suite shower room and additional secret room
- Fully fitted kitchen breakfast room with separate utility room
- Short walk to Leigh Broadway, Station and Old Town
- Own driveway for two vehicles and a garage store
- Generous West backing rear garden with summerhouse
- Family bathroom, en-suite and downstairs WC
- Desired 'Marine Estate' location
- West Leigh School and Belfairs Academy catchments

Harley Street

Leigh-on-Sea

£950,000

Price Guide



Harley Street



Frontage

Parking on the block paved driveway, shingle area which could provide further parking, access to store through double doors, planting borders, EV charger (with surge protect) and an overhanging front porch with original wooden and obscured glazed front door leading to:

Entrance Hallway

17'0" x 5'11"

Stained glass feature window to front aspect, access to w/c, staircase rising to first floor landing with storage cupboard underneath, radiator, ceiling detailing, picture rail, skirting, original wooden floorboards.

Front Lounge

15'7" x 14'1"

Original leadlight Crittall bay-fronted window with bespoke shutter blinds, feature fireplace with log burning stove, original ceiling rose and detailing, picture rail, skirting, cast iron radiator, original wooden floorboards.

Dining Room/Sitting Room

24'8" x 12'1"

Double glazed bi-folding doors to rear aspect for garden access as well as five feature windows in the vaulted ceiling, feature fireplace with tiled hearth, alcove storage units and shelving, original cornice, double radiator and further column radiator, skirting, wooden flooring.

Downstairs W/C

7'7" x 3'4"

Obscured window to side aspect, traditionally styled w/c and wall mounted wash basin, cast iron radiator, spotlighting, wall cladding, floor tiles.

Kitchen Breakfast Room

16'7" x 12'5"

Two double glazed windows to rear and side aspect as well as a double glazed side door and an opening through to the utility room. Handmade bespoke 'Plain English' wooden kitchen units both wall-mounted and base level comprising; a mixture of stainless steel and granite worktops, space for a large Rangemaster cooker, inset sink with traditional chrome taps, pantry style cupboard, integrated Bosch dishwasher, spotlighting, cast iron radiator, skirting, tiled flooring.

Utility Room

18'10" > 10'5" x 8'2"

Double glazed rear door as well as door through to front store room, shaker style base and wall-mounted units comprising; marble effect worktops with butler sink and chrome mixer, space for appliances, laundry cupboard, column style radiator, spotlighting, extractor fan, skirting, wood effect laminate flooring.

First Floor Landing with Office Space

17'2" x 7'9"

Originally an additional fifth bedroom in this area which could be reinstated. Feature leadlight oriel window to front aspect, further staircase rising to top floor master suite, cast iron radiator, picture rail, double glazed window to rear aspect, airing cupboard, skirting, carpet.

Bedroom Two

15'7" x 12'5"

Original leadlight Crittall bay fronted window with bespoke shutter blinds, feature fireplace, two bespoke built-in wardrobes, original cornice, picture rail, double radiator, skirting, carpet.

Bedroom Three

13'1" x 10'10"

UPVC double glazed wood effect window to rear aspect, column style radiator, feature fireplace, picture rail, skirting, carpet.

Bedroom Four

13'5" x 7'8"

Original leadlight Crittall window to front aspect with stained glass fanlights, double radiator, coving, picture, skirting, carpet.

Four Piece Family Bathroom

9'3" x 8'10"

Two obscured windows to side aspect, walk-in shower with tiling, inset shelf, drencher head and secondary shower attachment, column style radiator with chrome towel rail, vanity unit with wash basin and chrome mixer tap, low-level w/c, freestanding bath with chrome mixer tap and shower attachment, partial wall tiling, extractor fan, spotlighting, floor tiling.

Bedroom One (Top Floor)

20'9" x 14'2"

UPVC double glazed wood effect French doors and sidelights for Juliet balcony access, access to en-suite, access to secret room, eaves storage, two double glazed Velux windows with rain sensors and remote controlled blinds to front aspect, column style radiator, spotlighting, skirting, carpet.

En-Suite to Bedroom One

8'11" x 4'3"

UPVC wood effect double glazed obscured window to rear aspect and skylight, walk in shower with insert shelving, drencher head and secondary shower attachment, vanity units with wash basin and mixer tap, low-level w/c, heated towel rail, spotlighting, marble floor tiling with under floor heating.

Study Room

12'7" x 8'3"

Double glazed Velux window to rear aspect, currently set up as office with power and lighting.

West Facing Rear Garden

Commences with a block paved patio area with ample seating as well as a single pathway to the rear of the garden with mature planting borders, a large lawn area, shed and separate summer house/office.

Summerhouse

Window to front aspect, power, lighting and wireless internet connection to house.

Agents Notes:

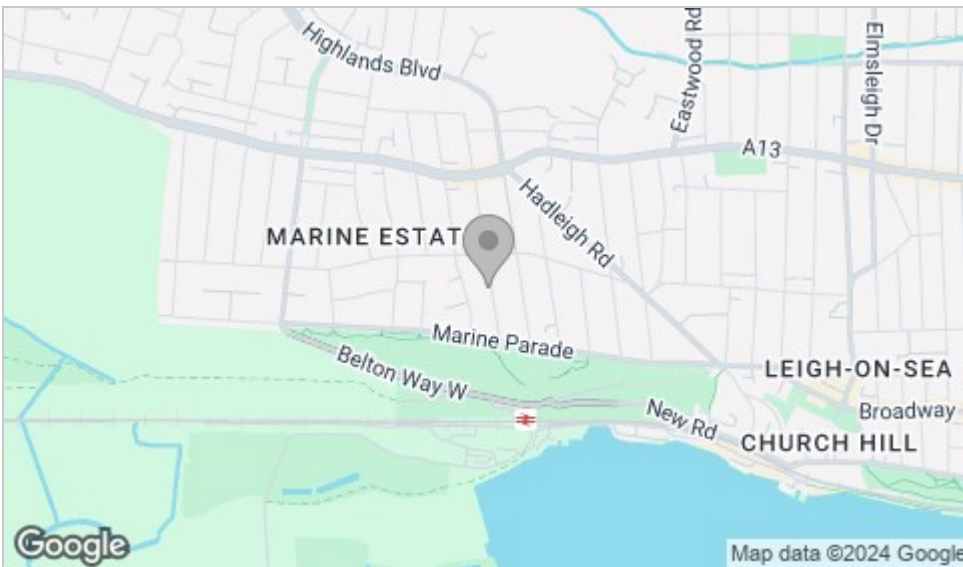
Architectural drawings including both extensions are available on request.



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

