



\* WEST LEIGH SCHOOL CATCHMENT \* FOUR BEDROOMS ON FIRST FLOOR \* SOUTH-FACING GARDEN WITH SIDE ACCESS \* RENOVATED INTERIORS \* TWO BATHROOMS AND DOWNSTAIRS W/C \* NO ONWARD CHAIN \* MOMENTS FROM THE BROADWAY AND LEIGH STATION \* This stunning renovation offers a huge amount of internal space, a south-facing garden, a fantastic school catchment area and no onward chain! The accommodation is comprised of; a particularly wide frontage with side access, a welcoming hallway with access to the downstairs W/C, a bay-fronted lounge and a new open plan kitchen-diner. While on the first floor, you will find four bedrooms with an en-suite to master and a separate three-piece family bathroom. To the rear, there is a south-facing garden with a large decked sun terrace - perfect for the summer months! The location offers a fantastic school catchment with both the West Leigh Schools and Belfairs Academy available, while the prestigious grammar schools of the borough are only a bus ride away. Bus links and amenities are close at hand and the bustling Leigh Broadway as well as Leigh station for London commuters are moments away. The property is offered with no onward chain and viewings are available now!

- Larger than average floorplan with four bedrooms on first floor
- West Leigh School catchment area
- Moments from Leigh Broadway
- Short walk to Leigh Station for commuters
- Bay fronted character
- South facing garden with side access
- South of London Road
- Completely renovated interiors
- Open-plan kitchen-diner
- Two bathrooms with a downstairs W/C

## Glendale Gardens

Leigh-On-Sea

**£535,000**

Offers Over



# Glendale Gardens



## Frontage

Landscaped frontage with gated side access to garden, garden wall, shingle area with a cobblestone pathway leading to an overhanging front porch with a UPVC double glazed obscured front door.

## Entrance Hallway

Original stained glass window to front aspect, meter cupboard, cupboard under the stairs, access to w/c, double radiator, skirting, wood effect laminate flooring.

## Front Lounge

15'9" × 12'0"

UPVC double glazed window to front aspect, feature fireplace, double radiator, coving, skirting, wood effect laminate flooring.

## Kitchen-Diner

18'1" × 12'2"

UPVC double glazed French doors for south-facing garden access as well as UPVC double glazed rear window, shaker style kitchen units both wall-mounted and base level comprising; butler sink with chrome mixer tap set into wood effect laminate worktops, four ring burner induction hob with hidden extractor over, integrated Bosch oven, integrated washing machine, integrated Neff dishwasher, space for fridge/freezer, radiator, skirting, wood effect laminate flooring.

## Downstairs W/C

Low-level w/c, vanity unit with wash basin and chrome mixer tap, skirting, wood effect laminate flooring.

## First Floor Landing

Loft access, skirting, carpet.

## Master Bedroom

16'0" × 14'6"

UPVC double glazed bay fronted window, access to en-suite, alcove perfect for wardrobes, double radiator, skirting, carpet.

## Bedroom Two

12'2" × 9'6"

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

## Bedroom Three

10'8" × 7'10"

UPVC double glazed orial window to front aspect, radiator, skirting, carpet.

## Bedroom Four/Office

9'3" × 5'0"

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

## En-suite to Master

6'7" × 4'0"

mObscured UPVC double glazed window to front aspect, walk-in shower with drencher head and secondary shower attachment, combined vanity unit with w/c, wash basin, chome towel radiator, fully waterproof laminate flooring.

## Three-Piece Family Bathroom

7'4" × 6'4"

Two UPVC double glazed obscured windows to rear aspect, bath with shower attachment, combined vanity unit with w/c, wash basin, radiator, fully waterproof laminate flooring.

## Loft

Accessed via loft ladder and it is fully insulated.

## South-Facing Rear Garden

Gated side access to front of property. Commences with a decked seating area with the remainder mostly laid to lawn with mature planting borders and trees for a high amount of privacy, fencing all around.

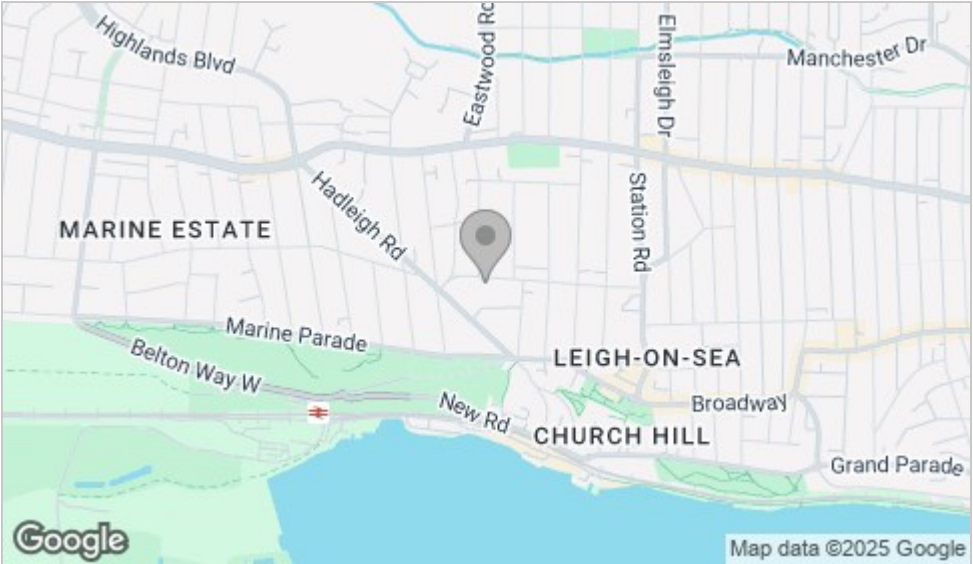




# Floor Plan



# 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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# Energy Efficiency Graph

