



* £700,000- £725,000 * Situated on the sought-after 'Marine Estate' in Leigh-on-Sea, this stunning semi-detached house on Western Road is a true gem. Boasting three reception areas and three generously sized bedrooms, this property offers ample space for comfortable living. The house features a beautifully fitted kitchen breakfast room that leads onto a charming conservatory, perfect for enjoying your morning coffee or hosting guests. The south-facing rear garden is a delightful retreat, complete with an entertaining patio, garden storage unit, and a summerhouse - all equipped with power and light for your convenience. One of the standout features of this property is the driveway, providing parking space for two vehicles, a rare find in this desirable location. Living here means being just a short stroll away from the vibrant Leigh Broadway and the train station, offering easy access to London Fenchurch Street. If you are looking for a home that combines style, comfort, and convenience in one of Leigh-on-Sea's most popular neighbourhoods, this extended semi-detached house on Western Road is a must-see.

- Beautiful semi detached home
- Generous kitchen breakfast room
- Driveway for two vehicles
- Modern 4pc shower room
- Walking distance to Leigh Station and Old Town
- Three great size bedrooms and three reception areas
- Conservatory
- South facing rear garden with summerhouse and shed
- Short walk to Leigh Broadways shopping facilities
- West Leigh School and Belfairs Academy Catchments

Western Road

Leigh-On-Sea

£700,000

Price Guide



Western Road



Frontage

Side access to rear garden paved driveway for two vehicles, flower bed borders, access to:

Entrance Porch

6'2" x 2'9"

Solid wood entrance door to front, windows to front and side, obscured glass window to one side, radiator, tiled floor, original solid wood entrance door to:

Hallway

14'7" x 6'0"

Smooth ceiling, picture rail, leadlight stained glass windows to front, carpeted stairs to first floor with understairs storage housing utility meters, radiator, carpet, door to:

Lounge

15'2" into bay x 13'10"

Ceiling rose, plate racks, leadlight stained glass windows to front bay, feature fireplace with brick surround, radiator, carpet.

Sitting and Dining Room

20'4" x 11'10" > 8'2"

Coved ceilings with two pendent lights, two feature fireplaces with tiled and wooden surrounds, two built in bookcases one with a display unit, understairs storage cupboard, two radiators and carpet. Opening to:

Kitchen Breakfast Room

14'4" x 10'7"

Double glazed skylight window, window to rear overlooking garden, shaker style kitchen comprising of wall and base level units with laminate worktop and breakfast bar, display cabinet, 2.5 stainless steel sink and drainer, tiled splashbacks, space for washing machine, space for a tumble dryer, space for dishwasher, space for fridge freezer, integrated five ring gas hob with extractor fan above, integrated oven and grill, built in wine rack, radiator with cover, tiled flooring, stable door to:

Conservatory

10'1" x 8'8"

Double glazed windows to rear and side, double glazed French doors to rear opening on to garden, tiled floor.

First Floor Landing

Smooth ceiling with loft hatch (boarded and insulated), dado rail, cupboard, radiator, carpet.

Bedroom One

15'8" into bay x 12'9"

Smooth ceiling with pendent light, picture rail, floor to ceiling built in wardrobes, bay windows to front with secondary glazing, large radiator, carpet.

Bedroom Two

11'11" x 11'10"

Smooth ceiling, windows to rear overlooking garden, picture rails, floor to ceiling fitted wardrobes, airing cupboard housing a wall mounted Worcester Bosch boiler (installed 3years ago approx.).

Bedroom Three

8'11" x 7'1"

Picture rail, pendent light, windows to front with secondary glazing, radiator, carpet.

Shower Room

8'1" x 5'10" > 4'7"

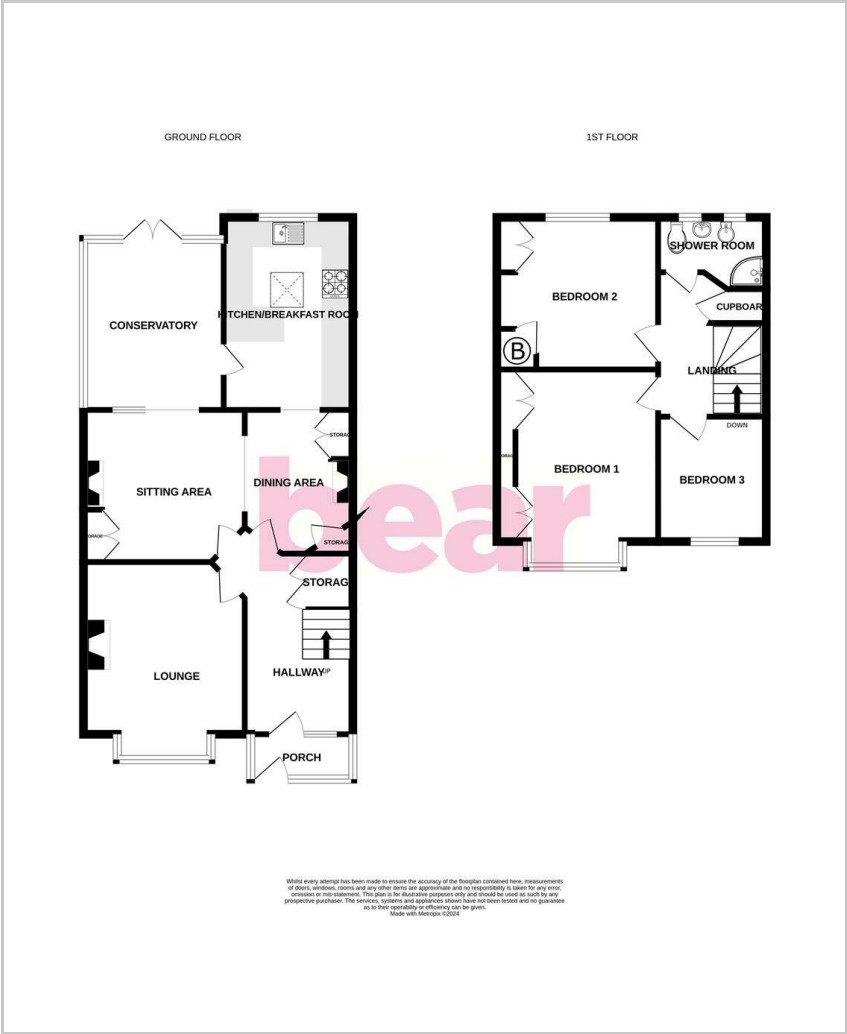
Obscured windows to rear, smooth ceiling, four piece suite comprising: corner shower, vanity unit wash basin, bidet, low level WC, fully tiled walls, heated towel rail, vinyl flooring.

Secluded South Facing Rear Garden

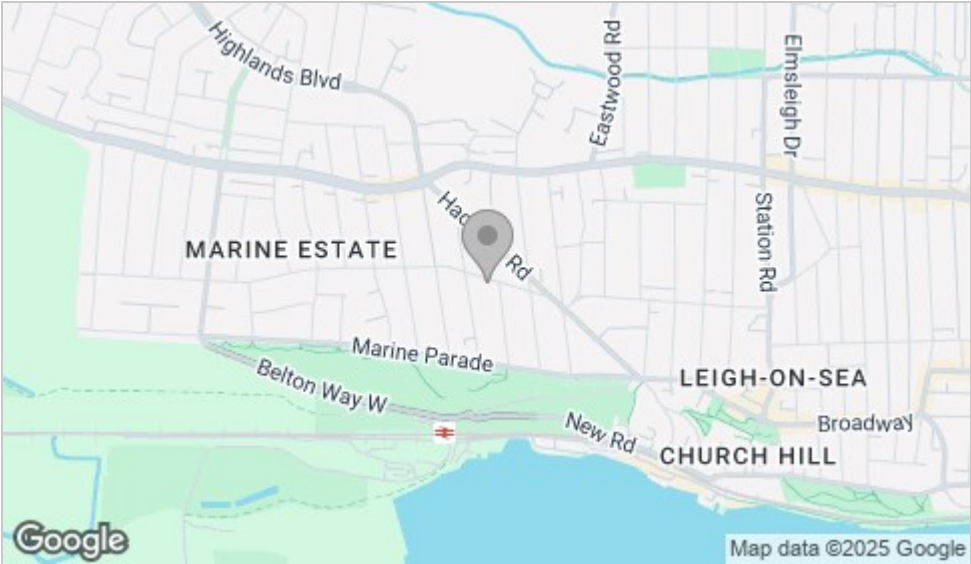
Commences with a raised patio area with the remainder laid to lawn, established tree, flower and shrub borders, garden shed (power and light), summerhouse (power and light), side access to front driveway, outside power sockets, outside tap and outside lighting.



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

