



\* GUIDE PRICE £650,000 - £675,000 \* PARKING \* SOUTH-FACING GARDEN \* WEST LEIGH CATCHMENT \* MODERN KITCHEN-DINER WITH TWO ADDITIONAL RECEPTION ROOMS \* MOMENTS FROM LEIGH STATION AND THE BROADWAY \* UTILITY ROOM/DOWNSTAIRS WC \* TASTEFULLY DESIGNED/DECORATED \*

This attractive period home has an abundance of space and style, as well as a fantastic central location with parking! The accommodation is comprised of; a spacious entrance hall with its own reading nook, a bay-fronted lounge, a bright sitting room, a modern kitchen-diner and a utility room/WC on the ground floor. While upstairs, you will find three well-proportioned bedrooms and a three-piece family bathroom. Externally, there is one parking space on a landscaped front drive with side access to the south-facing garden - which is perfect for entertaining in. The location is brilliant - Grange Road is an attractive tree-lined road a stone's throw from Leigh Broadway and Leigh Station for commuters to London. There are amenities and bus links a walk away and the school catchment offers the favoured West Leigh School! The property is available to view now!

- Parking on a landscaped driveway
- Very short walk to Leigh Station for London commuters
- Moments from Leigh Broadway
- Utility room/WC
- Reading nook
- South-facing garden with side access
- Three reception rooms
- Modern kitchen-diner
- Great-sized bedrooms
- West Leigh School catchment area

## Grange Road

Leigh-On-Sea

**£650,000**

Price Guide





# Grange Road



## Frontage/Parking

Landscaped front driveway providing parking for one vehicle, side access to garden and an overhanging front porch with a wooden and stained glass front door leading to:

## Entrance Hallway

Double glazed window to front aspect, reading nook, understairs storage cupboard, radiator, carpeted staircase rising to first floor landing, original cornice and ceiling rose, dado rail, skirting, wood effect laminate flooring.

## Front Lounge

16'1" x 11'11"

UPVC double glazed bay fronted window, original ceiling rose and cornice, impressive feature fireplace with tiled hearth, picture rail, double radiator, dado rail, skirting, wood effect flooring.

## Sitting Room

15'9" x 9'3"

UPVC double glazed rear bay which incorporates a rear door leading to the garden, beautiful feature fireplace with ornate surround and tiled hearth, original ceiling rose and cornice, picture rail, double radiator, skirting, wood effect laminate flooring.

## Utility Room - W/C

High-level stained glass obscured feature window through to hallway, modern tower radiator, vanity unit with quartz worktop and chrome mixer tap, low-level W/C, storage unit incorporating space for washing machine and separate tumble dryer, extractor fan, spotlighting, wood effect laminate flooring.

## Kitchen-Diner

17'7" x 9'2"

UPVC double glazed French doors for garden access as well as two UPVC double glazed side

windows. Modern grey shaker style kitchen units both wall-mounted and base level comprising; integrated fridge/freezer, large pan drawers, pantry style cupboard, boiler cupboard, integrated Bosch dishwasher, quartz worktops with inset sink and routed drainer, brushed nickel mixer tap, tiled splashback, integrated bin drawer, space for a five ring burner rangemaster style oven, spotlighting, cast iron radiator, skirting, wood effect laminate flooring.

## First Floor Landing

Loft access, picture rail, dado rail, skirting, carpet.

## Bedroom One

16'5" x 10'7"

UPVC double glazed bay fronted window, feature fireplace, radiator, original cornice, picture rail, dado rail, skirting, carpet.

## Bedroom Two

12'7" x 10'10"

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

## Bedroom Three

8'4" x 6'11"

UPVC double glazed oriel window to front aspect, picture rail, radiator, skirting, carpet.

## Three-Piece Family Bathroom

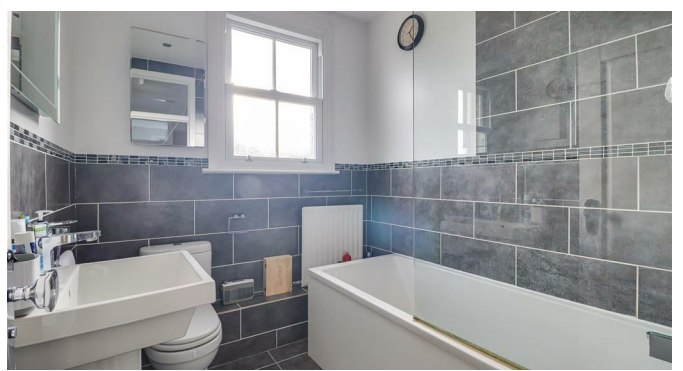
7'5" x 6'7"

Obscured UPVC double glazed sash window to rear aspect, wall-mounted wash basin with chrome mixer tap, low-level W/C, bath with drencher head and secondary shower attachment, radiator, spotlighting, extractor fan, partially tiled walls, tiled flooring.

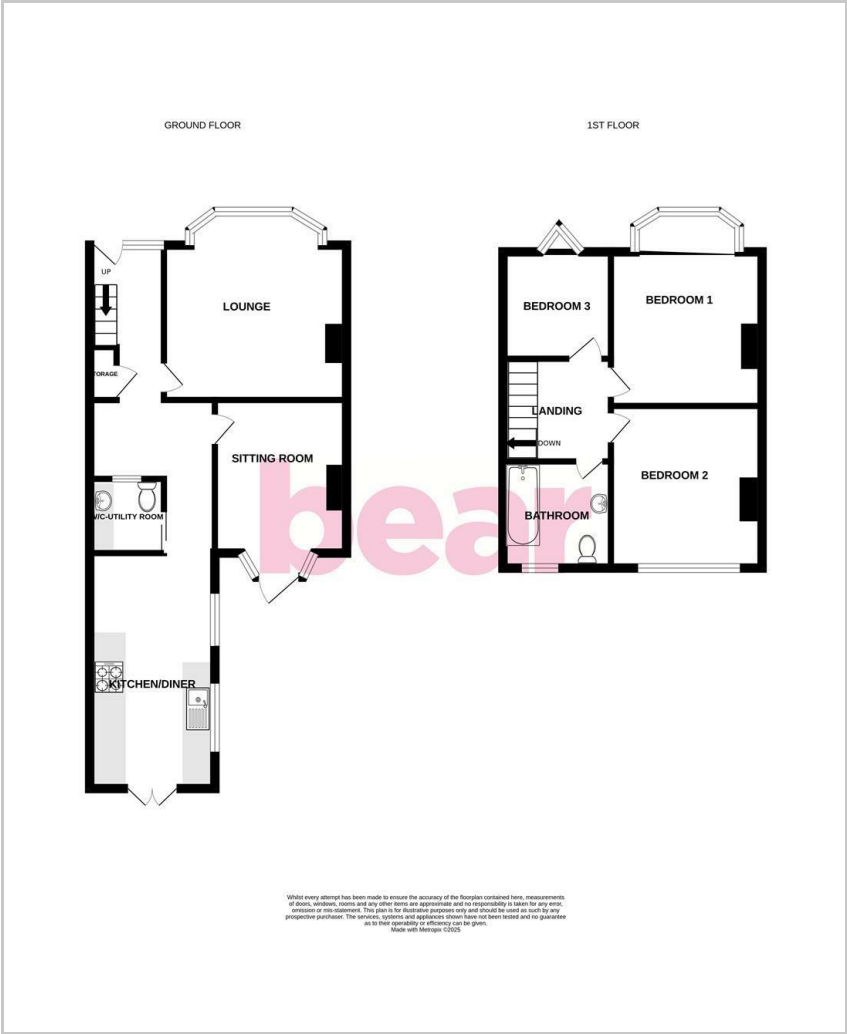
## South-Facing Garden

Commences with a landscaped paved patio area with ample seating room with the remainder mostly laid to lawn, with mature planting borders for privacy and side access to front of property.

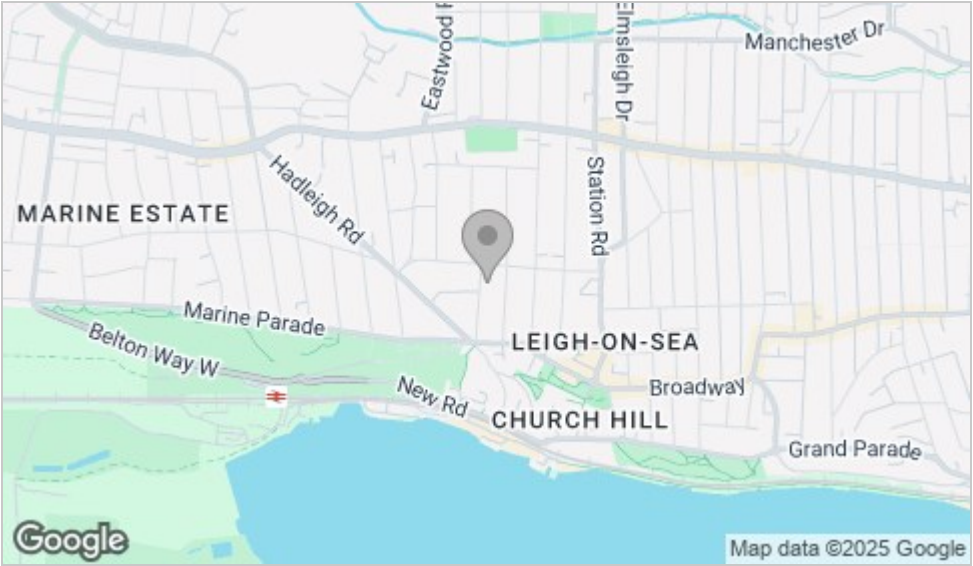




# Floor Plan



# 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

