



* £635,000 - £660,000 * GREAT PARKING * GARAGE * WEST-FACING GARDEN * LOFT CONVERSION * SOUTH OF LONDON ROAD AND MOMENTS FROM THE BROADWAY * SIDE & REAR EXTENSION POTENTIAL * LEIGH STATION A WALK AWAY * LARGE ROOMS THROUGHOUT * This incredibly spacious and characterful period home, sits in an enviable location south of the London Road and on a larger-than-average plot, boasting a west-facing garden and off-street parking with a garage! The accommodation is comprised of; parking on a block paved driveway with access to the garage, a welcoming entrance hall with storage, a vast front lounge with double glazing, a bright kitchen-breakfast room and a dining room overlooking the sunny west-facing garden. On the first floor, you will find three well-proportioned bedrooms and a separate bathroom and WC, whilst within the loft conversion, the fourth bedroom with built-in wardrobe and a three-piece shower room. The location is truly sought after, especially with this size plot, which gives huge scope for not just rear, but side extension too (s.t.p.). The south of London Road position benefits from a short walk to Leigh Station for London commuters and close proximity to the popular Broadway. For schooling, a great catchment area is available with Leigh North Street and Belfairs Academy both options, while the grammar schools are a walk away and there are amenities and bus links very close by. The property is very well kept and is available to view now!

- Parking
- West-facing garden
- Moments from Leigh Broadway
- Accommodation spread over three floors
- Leigh North Street school catchment
- Garage
- Especially large rooms throughout
- Two bathrooms
- Huge scope for extension s.t.p.
- Walk to Leigh Station for London commuters

Torquay Drive

Leigh-On-Sea

£635,000

Price Guide



Torquay Drive



Frontage/Parking

Parking for one vehicle on a block paved front driveway with access to the garage for further parking, side access to garden, garden wall and pathway leading to a storm porch with an original obscured leadlight front door and sidelights leading to:

Entrance Hallway

Staircase rising to first floor landing with storage cupboard underneath, radiator, ceiling rose, cornice, picture rail, dado rail, skirting, original wooden floorboards, floor tiling by the front door.

Front Lounge

17'2" x 12'7"

Double glazed sash bay window to front aspect, stone feature fireplace, two radiators, skirting, original wooden floorboards.

Dining Room

13'10" x 9'5"

French doors and sidelights to rear aspect for garden access, decorative wall panelling and cornice, ceiling rose, radiator, skirting and original wooden floorboards.

Kitchen-Breakfast Room

22'7" x 8'2"

Double glazed French doors for garden access as well as two double glazed windows overlooking the garden and a further side facing window, a floor to ceiling original pantry style storage cupboard, shaker style kitchen units both wall-mounted and base level comprising; a stainless steel sink and drainer with chrome mixer tap set into real wooden worktops with tiled splashbacks, integrated dishwasher, integrated washing machine, five ring burner gas Rangemaster with stainless steel splashback and extractor hood over, eye-level integrated microwave, wall-mounted 'Glow-worm' boiler within cupboard, space for fridge/freezer, spotlighting, cabinet lighting, skirting, wood effect laminate flooring.

First Floor Landing

Further staircase rising to top floor landing, airing cupboard, double radiator, picture rail, feature lighting, skirting, original wooden floorboards.

Bedroom One

17'2" x 11'2"

Double glazed sash bay window to front aspect, spotlighting, cornice, picture rail, radiator, skirting, original wooden floorboards.

Bedroom Two

13'10" x 11'1"

UPVC double glazed window to rear aspect, radiator, skirting, wood effect laminate flooring

Bedroom Three (Top Floor)

16'8" x 12'2" > 9'9"

Two double glazed velux windows to rear aspect, built-in wardrobe, two eaves storage cupboards both boarded and with lighting (the front reaches 2.8m into the front dormer), spotlighting, skirting, wood effect laminate flooring with underfloor heating.

Shower Room (Top Floor)

7'1" x 6'1"

Double glazed velux window to rear aspect, tiled shower cubicle with drencher head and secondary shower attachment, low-level WC, vanity unit with wash basin and chrome mixer tap, heated towel rail, eaves storage cupboard, skirting, floor tiling with underfloor heating.

Bedroom Four

9'10" x 6'5"

Double glazed window to front aspect, recess perfect for a wardrobe, double radiator, ceiling rose, spotlighting, coving, picture rail, skirting, wood effect laminate flooring.

Family Bathroom

UPVC double glazed window to rear aspect, bath with drencher head and secondary shower attachment, vanity unit with wash basin, partial wall tiling, heated towel rail, spotlighting, skirting and a tiled floor with underfloor heating.

Separate WC

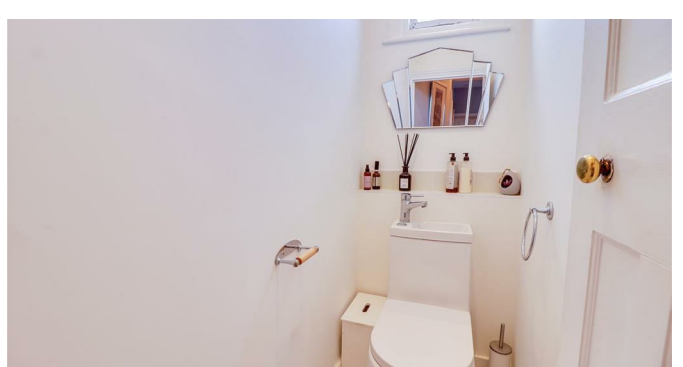
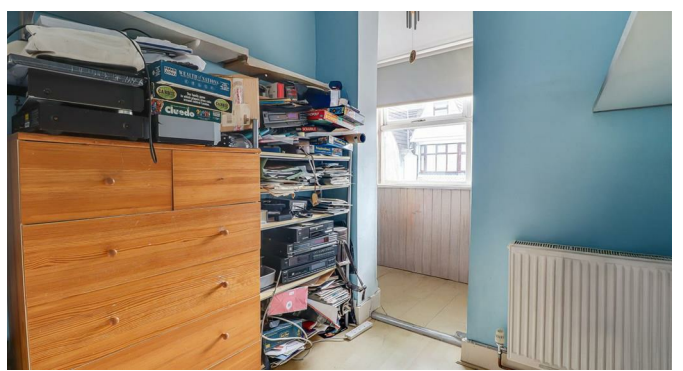
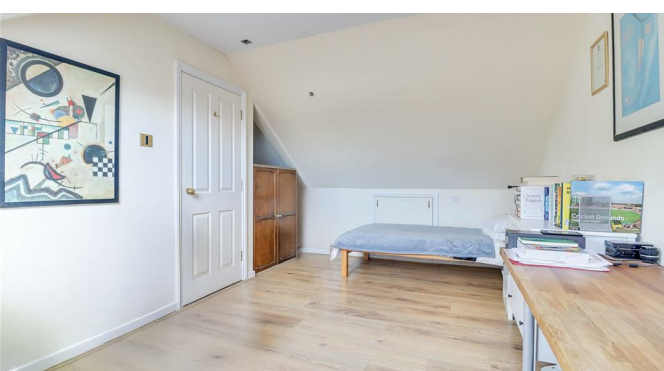
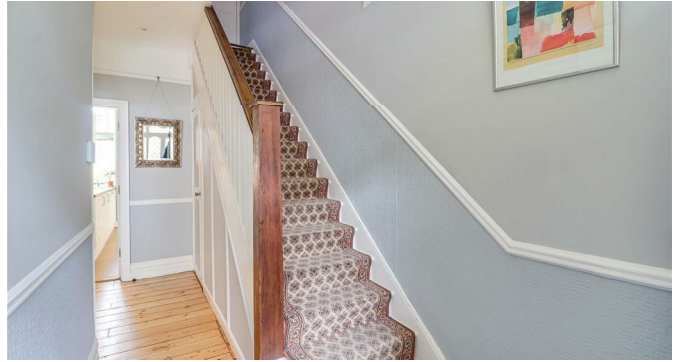
Window to rear aspect, combined WC and wash basin with chrome mixer tap, heated towel rail, spotlighting, skirting and a tiled floor with underfloor heating.

Garage

Up and over garage door with room for a further vehicle, as well as storage space/workshop space to the rear where there is a rear door and window leading to garden.

West-Facing Rear Garden

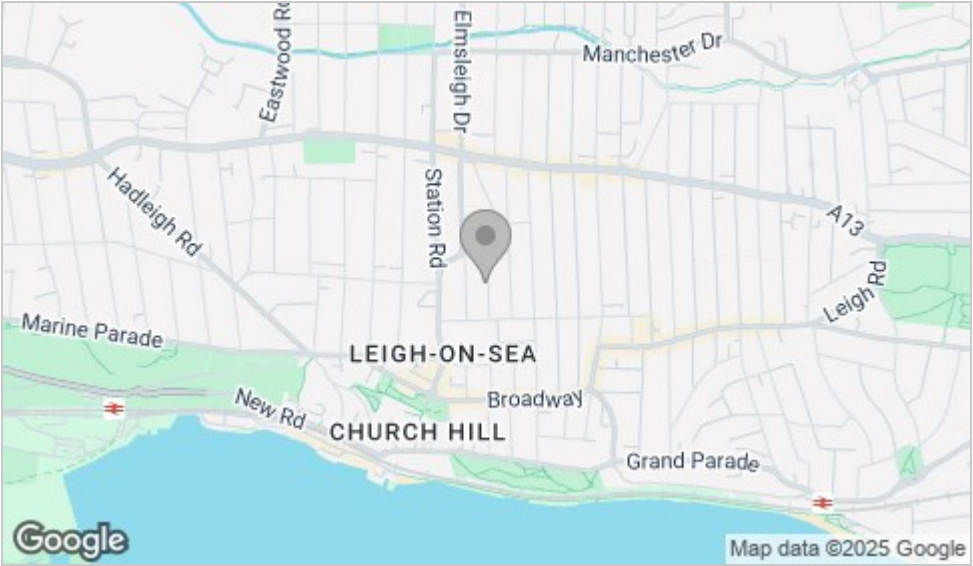
Commences with a paved patio area with the remainder mostly laid to lawn, with planting and a feature tree, as well as a rear paved area, access to the garage, shed and greenhouse to remain, and side access to front of property.



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

