



* BEAUTIFUL WEST-FACING GARDEN * PARKING FOR THREE PLUS GARAGE * HUGE FLOORPLAN * KITCHEN-FAMILY ROOM LAYOUT * OFFICE/BEDROOM FOUR * WEST-FACING BALCONY * EN-SUITE TO MASTER * MARINE ESTATE * WEST LEIGH CATCHMENT * MINUTES FROM LEIGH STATION AND THE BROADWAY * This executive detached home sits proudly on the 'Marine Estate' and south of Western Road, just minutes from Leigh Station and the Broadway. The vast accommodation is comprised of; parking for three vehicles on the front driveway and access to the wider-than-usual single garage, an impressive entrance hall with winder staircase and cloak cupboard, a downstairs W/C, a bay-fronted lounge with log burning stove, an office/bedroom four and the heart of the home - the kitchen-family room, with sitting, kitchen and dining areas, as well as a hidden utility room with side access. The first floor is home to three great-sized bedrooms all with built-in wardrobes, there is a five-piece en-suite 'His and Hers' wardrobes a west-facing roof terrace to the master bedroom and a separate three-piece family shower room. Externally, the west-facing garden is serene and has an incredible planting display, as well as a brick-built summerhouse and patio. The sought-after location offers a great school catchment with West Leigh and Belfairs Academy both options, while the prestigious grammar schools are a short distance away and the private St. Michaels School is around the corner. The road itself is not used as a cut-through, and so it is especially quiet even for the Marine Estate and the steps to Leigh Station are at the top of the road, with Leigh Broadway only a stroll away. This stunning and loved home has had one owner since new, the family who commissioned the build, and it is available to view now!

- Beautiful west-facing garden
- Parking for three
- Huge floorplan
- 'Marine Estate', south of Western Road
- Broadway a very short stroll away
- West-facing roof terrace
- Wide single garage
- One owner since new
- Seconds from the Leigh Station steps
- West Leigh School catchment area

Vernon Road

Leigh-On-Sea

£1,150,000

Offers Over



Vernon Road



Parking/Frontage

In and out driveway providing parking for up to 3 vehicles with gated side access to the rear garden, an additional space in the wider-than-usual single garage, outside power sockets, an overhanging front porch with an oak front door leading to:

Entrance Hallway

Obscured double glazed leadlight window to front aspect, carpeted winder staircase rising to the first floor galleried landing, doorway through to garage, large cloak cupboard, access to downstairs WC, cornice, radiator with decorative wooden cover, skirting and Amtico flooring.

Downstairs WC

Wall-mounted wash basin with chrome mixer tap, radiator, WC, extractor fan, spotlighting, cornice, partially tiled walls and Amtico flooring.

Single Garage

Electric up and over garage door, lighting, power, water softener and a door through to hallway.

Front Lounge

17'4" x 14'1"

Double glazed leadlight bayfronted window and two obscured double glazed windows to side aspect, brick feature fireplace with log burning stove, two radiators with decorative wooden covers, cornice, skirting and carpet.

Office/Bedroom Four

10'11" x 9'1"

Obscure double glazed window to side aspect, radiator with decorative wooden cover, cornice, skirting and carpet.

Dining Room

Double glazed window to rear aspect overlooking the garden, double opening through to the kitchen-family room, radiator with decorative wooden cover, cornice, picture rail, skirting and Amtico flooring.

Kitchen-Family Room

Impressive double glazed windows all around giving panoramic views of the mature west-facing garden with French doors for direct access, bespoke shaker style kitchen units both wall-mounted and base level comprising; secret doorway through to utility room, integrated eye-level Neff oven and separate microwave oven, Neff five ring burner induction hob with hidden extractor hood over, integrated Bosch dishwasher, inset 1.5 sink with waste disposal and chrome mixer tap, Corian worktops with routed drainer and breakfast bar, kick heater, cornice, spotlighting, two double radiators, skirting and Amtico flooring.

First Floor Landing

Double glazed window to front aspect, large airing cupboard, further staircase rising to loft room, radiator with decorative wooden cover, cornice, skirting and carpet.

Bedroom One

17'4" x 13'1"

French doors with sidelights for access to private west-facing balcony, 'His and Hers' separate walk-in wardrobes, access to en-suite, double radiator, cornice, skirting and carpet.

En-Suite to Bedroom One

Five-piece suite comprising; shower cubicle, tiled spa-style bath, 'His and Hers' sinks with vanity unit and combined WC, spotlighting, wall tiling, radiator and Amtico flooring.

Bedroom Two

15'6" x 12'7"

Double glazed leadlight window to front aspect, built-in wardrobes, secret door through to Jack and Jill family bathroom, radiator, spotlighting, skirting and Karndean flooring.

Bedroom Three

13'0" x 9'2"

Double glazed window to rear aspect, built-in wardrobe, radiator, spotlighting, cornice, skirting and carpet.

Three-Piece Shower Room

Obscured double glazed window to side aspect and a three-piece suite comprising; shower cubicle, WC, vanity unit with wash basin and chrome mixer tap, towel radiator, extractor fan, fully tiled walls and Karndean flooring.

Loft Room

19'1" x 10'1"

Two double glazed Velux windows to rear aspect, access to three separate storage rooms, power and lighting with carpet

West-Facing Rear Garden

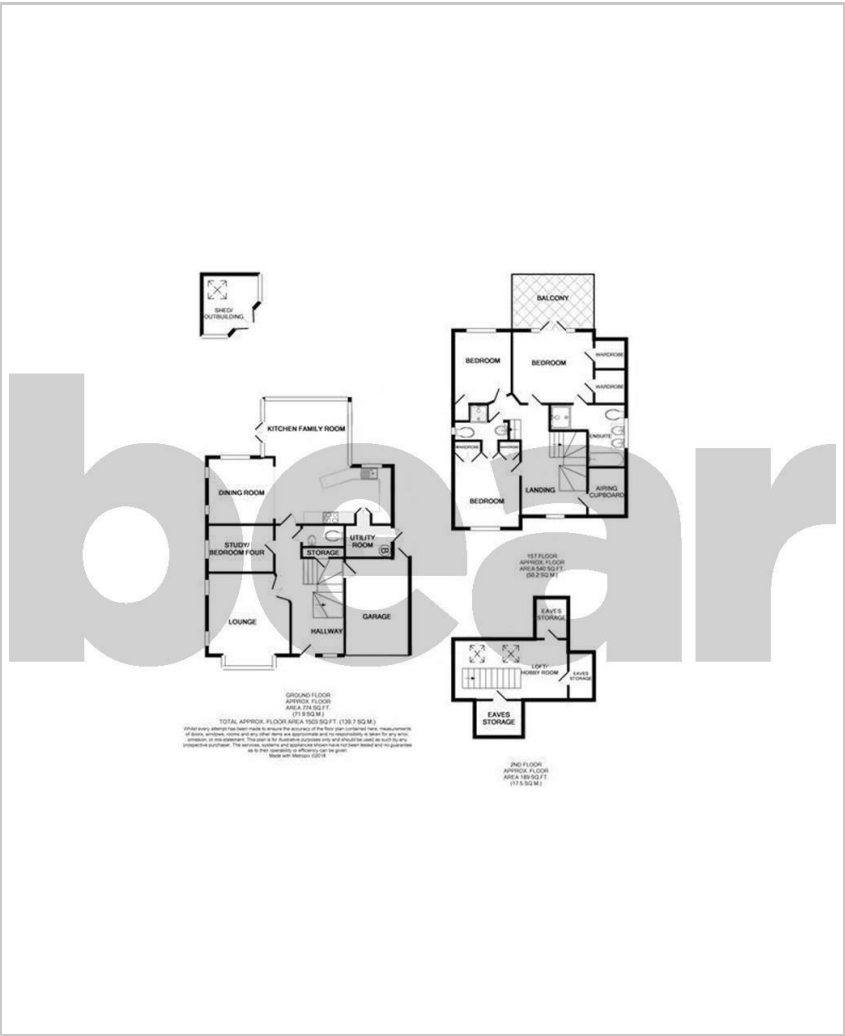
Commences with a covered patio area with electric awning and feature brickwork, then a further section of patio and a large well-kept lawn with beautifully mature planting borders all around, a side storage area and gated side access to front of property, outside power sockets and a brick-built summerhouse to the rear of the garden.

Garden Room / Office

Brick-built with double glazed French doors and windows to front aspect with a vaulted ceiling, power and 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

