



* £700,000- £750,000 * CLEVERLY EXTENDED HOME WITH FURTHER POTENTIAL TO BUILD INTO THE LOFT SPACE STP * Positioned in the charming area of Aberdeen Gardens, Leigh-on-Sea, this beautiful extended family home is a fantastic find, brimming with character and modern comforts. As you step inside, you are welcomed by a charming hallway, typical of this 19030's 'halls adjoining' property. This leads through to the kitchen family room, which serves as the heart of the home. This spacious area features a stylish island, perfect for casual dining and entertaining, serves a separate utility and boasts bi-folding doors that open seamlessly to a delightful South West facing garden, ideal for enjoying sunny afternoons. The property also includes a bay fronted lounge, complete with a cosy log burner, creating a warm and inviting atmosphere for family gatherings or quiet evenings in. The well-appointed four-piece family bathroom ensures that everyone has ample space to unwind, while a convenient downstairs WC adds to the practicality of the home. For those with vehicles, the property offers a driveway accommodating two cars, along with a detached garage for additional storage. Furthermore, the insulated log cabin in the garden, equipped with power and light, presents a versatile space that could serve as a home office, gym, or playroom. Families will appreciate being within the catchment areas for West Leigh School and Belfairs Academy, making this home an excellent choice for those with children. With its blend of character, modern amenities, and a prime location, this property is not to be missed.

- Extended semi-detached character family house
- Stunning kitchen family room with center island and bi-folding doors to garden
- Driveway for two large vehicles and a detached garage
- Contemporary four piece family bathroom
- West Leigh School and Belfairs Academy catchments
- Three excellent sized bedrooms
- South-west facing rear garden with large log cabin
- Bay-fronted lounge and separate utility room
- Potential to extend into the loft space S.T.P.
- Short walk to London Road amenities and Belfairs Wood and Golf Course

Aberdeen Gardens

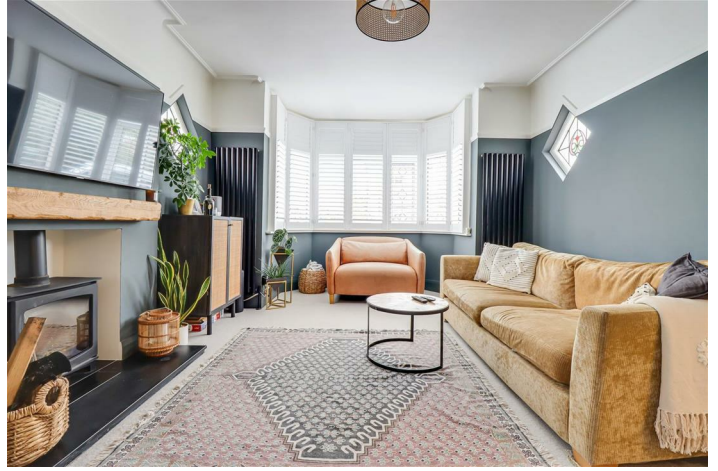
Leigh-on-Sea

£760,000

Price Guide



Aberdeen Gardens



Frontage

Paved driveway with parking for two vehicles, shingled front garden area with shrubs, side access to the rear garden and garage, access to:

Porch

4'0" x 3'11"

UPVC entrance door to the front, obscured leadlight windows to the front and side, tiled flooring, door to:

Entrance Hallway

17'10" x 9'2" > 6'7"

Smooth ceiling, solid wood entrance door with a stained leadlight glass window to the front, center carpeted staircase with brass stair bars rising to the first floor with understairs storage, feature corner storage cupboard, plate racks, obscured double glazed leadlight stained glass windows to the front, cast iron radiator, wooden herringbone flooring, door to:

Lounge

16'11" into the bay x 11'11"

Double glazed leadlight bay windows to the front, feature leadlight stained glass windows to the sides with fitted shutter blinds, picture rails, two black vertical radiators, feature fireplace with a log burner, smooth coved ceiling with a ceiling rose, carpet.

Downstairs WC

5'2" x 2'6"

Smooth ceiling, obscured window to the side, low-level WC, wall hung wash basin, storage cupboard, tiled walls, radiator, wooden flooring.

Kitchen Family Room

21'11" x 20'8"

Smooth ceiling with inset spotlights and feature pendant lights, double glazed dome skylight, aluminium double glazed bi-folding doors to the rear opening out onto the grade. Modern handleless KBD kitchen comprising of, wall and base level units with a center island, quartz worktop and quartz upstands, inset ceramic sink with draining grooves, electro tiled splashback, under-unit lighting, integrated Bosch oven and combination microwave oven, integral fridge freezer on a 70/30 split, four ring Bora induction hob with down draft extraction, pan drawers, Quooker tap with filtered and boiling water options, integrated Siemens dishwasher, two radiators, herringbone wood flooring, door to:

Utility Room

11'1" x 5'7"

Double glazed Velux window to the side, UPVC double glazed door to the rear with a UPVC double glazed window to the side, base level units with a ceramic Butler sink and draining grooves, tiled splashbacks, floor to ceiling units housing the washing machine, tumble dryer and other household items, wood Herringbone flooring.

First Floor Landing

Smooth ceiling with a loft hatch obscured double glazed leadlight stained glass windows, picture rail, door to a large airing cupboard housing the water tank.

Bedroom One

17'0" into the bay x 11'11"

Smooth ceiling, double glazed leadlight bay windows to the front with fitted shutter blinds, three feature stained glass windows to the side elevations with fitted shutter blinds, carpet, cast iron radiator.

Bedroom Two

12'10" x 12'4"

Smooth ceiling with a pendant light, double glazed windows to the rear, floor to ceiling mirrored sliding door wardrobes, picture rails, carpet, cast iron radiator.

Bedroom Three

9'3" x 8'5"

Smooth ceiling with a pendant light, double glazed leadlight windows to the front with fitted shutter blinds, picture rails, feature wood paneled walls, cast iron radiator, carpet.

Family Bathroom

9'4" x 7'11"

Smooth coved ceiling with inset spotlights, obscured double glazed windows to the rear and side, paneled bath with a shower attachment, walk in shower with a drenched head and a shower hose, low-level WC, vanity unit wash basin with a Quartz worktop, part tiled walls, fully tiled flooring, chrome heated towel rail, extractor fan.

South West Facing Rear Garden

Commences with a raised decking area with the remainder laid to lawn, further raised decking area to the rear with aluminium pergola, flower, tree and shrub borders with raised planting beds, outside tap, outside lighting.

Detached Garage

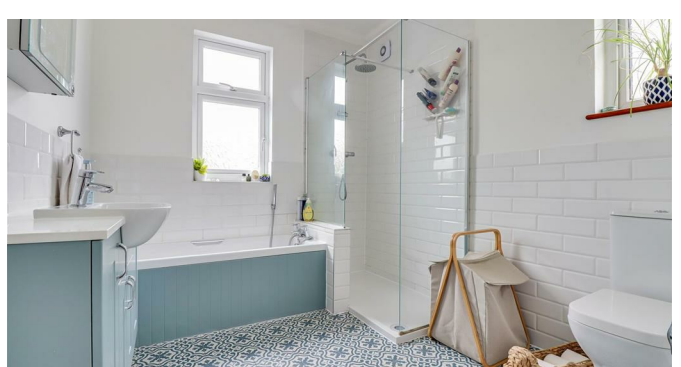
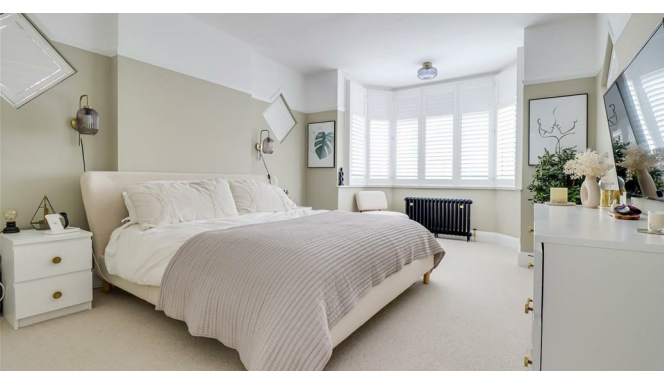
16'11" x 7'9"

Solid wood double doors to the front, double glazed window to the side, power, light, concrete base, pitched roof (useful for storage).

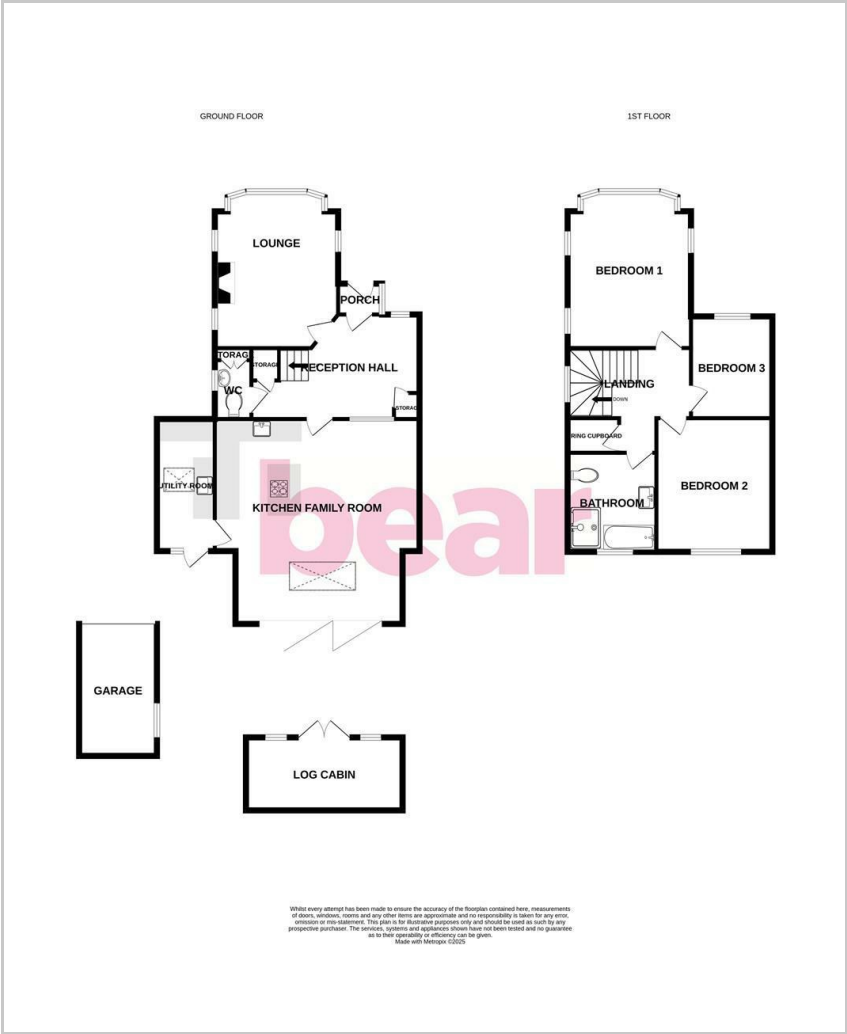
Log Cabin

19'5" x 11'6"

French doors to the front with windows either side, smooth ceiling with inset spotlights, laminate flooring, fully insulated, cable (for the internet).



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

