



* £700,000- £750,000 * PARKING FOR TWO VEHICLES * LOFT AND REAR EXTENSIONS * LANDSCAPED REAR GARDEN * WEST LEIGH AND BELFAIRS ACADEMY CATCHMENT AREA * SHORT WALK TO LEIGH STATION * DOWNSTAIRS W/C * KITCHEN FAMILY ROOM WITH SEPARATE UTILITY ROOM * TOP FLOOR VELUX BALCONY * This characterful period home has an impressive facade and sleek contemporary interiors, with ample space, off-street parking and an enviable location. The accommodation is comprised of; parking for two on the front driveway with EV Charger ready for use, an entrance hall with storage and access to the downstairs WC, a front lounge with parquet style flooring, bespoke units and a feature fireplace. Within the large rear extension there is the kitchen-family room with a stylish shaker kitchen, access to the utility room and 'Crittall' style doors out to the low-maintenance landscaped garden. On the first floor you will find three great-sized bedrooms and a family bathroom, and finally, in the spacious loft conversion is the master suite, complete with dressing area, en-suite and Velux balcony commanding beautiful sea views. The 'Marine Estate' location is highly sought-after because of the short walk to Leigh Station for London commuters and there are plenty of amenities and bus links around the corner and the ever-popular Leigh Broadway is only a stroll away, as well as the Old Town. This stunning home is immaculately presented and more importantly, available to view now.

- Beautiful semi-detached character home
- Four great sized bedrooms
- Impressive kitchen family room with a center island and separate utility room
- Master bedroom dressing area and en-suite
- West Leigh and Belfairs Academy school catchment
- Three floors of accommodation
- Generously sized lounge
- Gorgeous master bedroom suite with a balcony area offering sea views
- Walking distance to Leigh Station and Old Town
- Leigh Broadway within walking distance

Darenth Road

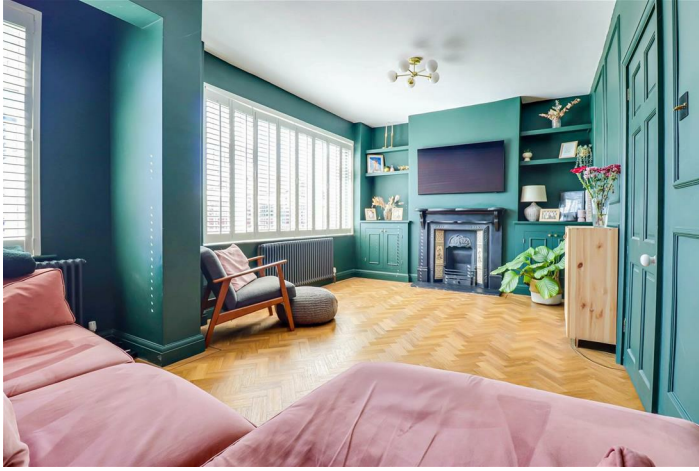
Leigh-on-Sea

£700,000

Price Guide



Darenth Road



Frontage

Creates parking for two vehicles, brick wall perimeter with flower and shrubbery borders, side access to:

Entrance Hallway

17'6" x 5'11" > 3'0"

Smooth ceiling with a pendant light, UPVC entrance door to side, carpeted staircase to the first floor, cupboard housing the utility meters, understairs storage, oak flooring, door to:

Downstairs W/C

4'6" x 2'10"

Smooth coved ceiling, extractor fan, obscured double glazed window to the front, low-level w/c, wall-hung wash basin with a tiled splashback, radiator, oak flooring.

Lounge

18'8" x 11'1"

Smooth ceiling, double glazed leadlight windows to the front, decorative wall panelling, column radiator, feature fireplace with a wooden surround, built-in base level cupboard with shelving either side of the chimney breast, parquet effect vinyl flooring with a decorative border.

Kitchen Family Room

20'11" x 18'6"

Smooth ceiling with inset spotlights and feature pendant lighting, double glazed skylight. Kitchen area comprising; wall and base level shaker style units with quartz worktops, inset sink with a brushed brass tap and routed drainer, space for a range cooker, tiled splashbacks, center island with pan drawers, floor to ceiling pull out larder unit, integral larder fridge, integral larder freezer, integrated dishwasher, pull-out bin drawer, tiled flooring, two sets of double glazed French doors leading out to the garden, door to:

Utility Room

6'10" x 5'4"

Double glazed door to the rear leading out to the garden, smooth ceiling with inset spotlights and an extractor fan, wall-mounted 'Ideal Logic Plus' combination boiler, space for a washing machine, space for a tumble dryer, tiled flooring.

First Floor Landing

10'11" x 7'11"

Smooth coved ceiling with a pendant light, leadlight double glazed windows to the side, carpeted stairs to the top floor with understairs storage cupboard, column radiator, carpet.

Bedroom Two

14'7" x 11'11"

Smooth coved ceiling with a pendant light, leadlight double glazed windows to the front with fitted shutter blinds, column radiator, carpet.

Bedroom Three

12'4" x 9'1"

Smooth ceiling with a pendant light, double glazed leadlight windows to the rear overlooking the garden, recess area which is being used as a wardrobe space, radiator, carpet.

Bedroom Four (Currently used as a Study)

12'0" x 6'7"

Smooth coved ceiling with a pendant light, floor to ceiling built-in wardrobes/storage units, leadlight double glazed windows to the front and side with fitted shutter blinds, built-in desk area, column radiator, carpet. This room also offers sea glimpses.

Second Floor Landing

Smooth ceiling with a pendant light, eaves storage cupboards, carpet, door to:

Bedroom One

13'0" x 10'11"

Leadlight double glazed windows to the side, double glazed Velux window to the front, double glazed Velux balcony window which offers stunning sea views, radiator, carpet, oak flooring in the balcony area, opening to:

Walk-in Wardrobe

7'4" x 5'2"

Smooth ceiling with inset spotlights, ample wardrobe storage with hanging rails and shelving, vinyl flooring, door to:

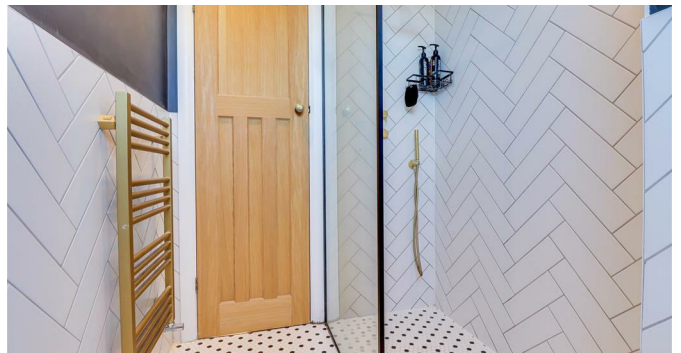
En-Suite Shower Room

8'7" x 5'1" > 3'11"

Smooth ceiling with inset spotlights and an extractor fan, double glazed Velux window to the rear, vanity unit wall hung wash basin, wall hung low-level w/c, open shower area with a drencher head and shower attachment, brushed brass heated towel rail (this en-suite has been finished with brushed brass furniture).

Rear Garden

Commences with a patio area with the remainder artificial lawned, side access back to the front, outside tap, 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

