



\* £850,000- £900,000 \* Standing proud on the desirable Western Road in Leigh-on-Sea, this impressive semi-detached family home offers a perfect blend of space, comfort, and convenience. The property boasts four generously sized bedrooms, ensuring ample room for family living or guests. The top floor master bedroom is a true highlight, featuring an en-suite bathroom, a dressing room, and a charming Juliet balcony that provides delightful glimpses of the sea. The home is designed for modern family life, with two well-appointed bathrooms and a convenient downstairs WC. There is a bay fronted lounge with a log burner and a stylish kitchen family room to the rear offering versatile spaces for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. Outside, the property is equally impressive, featuring a large south-facing rear garden that is perfect for outdoor activities and summer barbecues. Additionally, there is a substantial detached garage/workshop, complete with an attached outside shower room, providing excellent storage and utility options. Parking is a breeze with space for up to four vehicles, a rare find in this sought-after area. The location is ideal, being within walking distance to Leigh Station, the vibrant Broadway, and the beautiful Belfairs Woods and Golf Course, making it perfect for both commuters and nature enthusiasts alike. This extended family home is a wonderful opportunity for those seeking a spacious and well-located property in Leigh-On-Sea. Don't miss your chance to make it your own.

- Extended family home set across three floors
- Huge detached garage/workshop with attached shower room
- Generous south facing rear garden with two raised patio areas
- Beautiful four piece family bathroom and downstairs WC
- Belfairs Woods and Golf Course within walking distance
- Driveway for three vehicles
- Impressive kitchen family room with bi-folding doors to garden
- Top floor master bedroom with dressing room and en-suite
- Walking distance to Leigh Station, Broadway and Old Town
- West Leigh and Belfairs Academy catchments

## Western Road

Leigh-On-Sea

**£850,000**

Price Guide





# Western Road



## Frontage

Paved driveway for three large vehicles (if you take the side gate away you can get a fourth vehicle parked down the side), gated side access to the rear garden and the garage, access to:

## Porch

6'9" x 3'1"

Composite entrance door to the front with obscured double glazed sidelights, tiled flooring, door to:

## 'L' Shaped Entrance Hallway

Solid wood entrance door to the front with leadlight stained glass sidelights, Herringbone Karndean flooring, center carpeted staircase with an open glass balustrade rising to the first floor, feature wood paneled walls, plate racks, smooth ceiling with inset spotlights, cast iron radiator.

## Separate Lounge

16'3" into the bay x 12'10"

New double glazed bay windows to the front, double glazed windows to the side, cast iron radiator, feature fireplace with a log burner, Karndean herringbone flooring.

## Downstairs WC

5'11" x 4'3" > 2'11"

Smooth ceiling, double glazed window to the side, low-level WC, wall-hung wash basin, Karndean Herringbone flooring.

## Kitchen-Family Room

20'7" x 17'0"

Kitchen area comprising of; handleless wall and base level units, floor to ceiling units, peninsula bar with breakfast bar area, space for a wine cooler, integrated Siemens oven, Siemens combination microwave oven, integrated tall larder fridge and tall freezer freezer, quartz worktops with quartz upstands, five ring gas hob with an extractor fan above and a glass splashback, pan drawers, integrated washing machine, integrated dishwasher, double glazed windows to the rear overlooking the garden, aluminium bi-folding doors to the rear leading out to the garden, vertical radiator, tiled flooring, feature exposed brick fireplace.

## First Floor Landing

Double glazed window to the side, smooth ceiling with inset spotlights, cupboard housing the tumble dryer and wall mounted Vaillant combination boiler, center carpeted staircase with an oak and glass balustrade rising to the top floor, Karndean flooring.

## Bedroom One

17'0" x 12'10"

Smooth ceiling with inset spotlights, double glazed bay windows to the front, double glazed windows to the side, radiator, Karndean flooring.

## Bedroom Two

12'11" x 12'7"

Smooth ceiling with inset spotlights, double glazed windows and door to the rear leading out to a flat roof area (this could be finished into a balcony area), two cast iron radiators, Karndean flooring.

## Bedroom Three

10'10" x 11'1"

Smooth ceiling with inset spotlights, double glazed window to the front, cast iron radiator, Karndean Flooring.

## Family Bathroom

9'8" x 7'3"

Smooth ceiling with inset spotlights, double glazed windows to the rear, large walk-in shower with a drencher head and a shower hose attachment, inset shelving, wall hung wash basin, low-level WC, free-standing bath, heated towel rail, fully tiled walls and flooring, extractor fan.

## Second Floor Landing

Double glazed Velux window to the front, eaves storage cupboard, wall light, Karndean flooring, door to:

## Bedroom One

12'8" x 11'6"

Smooth ceiling with inset spotlights, aluminium double glazed bi-folding doors to the rear leading out to the Juliet balcony offering sea glimpses (the door glass panels have built in blinds), vertical column radiator, Karndean flooring, wall lights, opening to:

## Walk-in Dressing Room

15'5" x 6'9"

Double glazed windows to the rear overlooking the garden, floor to ceiling fitted furniture including hanging space, shelves and drawers, Karndean flooring, opening to:

## En-Suite Shower Room

9'4" > 6'0" x 6'10" maximum

Shower cubicle with a drencher head, shower hose attachment and an inset shelf, vanity unit wash basin, low-level WC, wall hung chrome heated towel rail, extractor fan, fully tiled walls and floor.

## South Facing Rear Garden

Commences with a raised patio area with the remainder laid to lawn, shingled border, raised patio to the very rear with a jacuzzi area.

## Garage/Outbuilding

38'8" x 10'7" > 9'4"

Electric up and over door to the front, power, light, water supply.

## Outside Shower Room

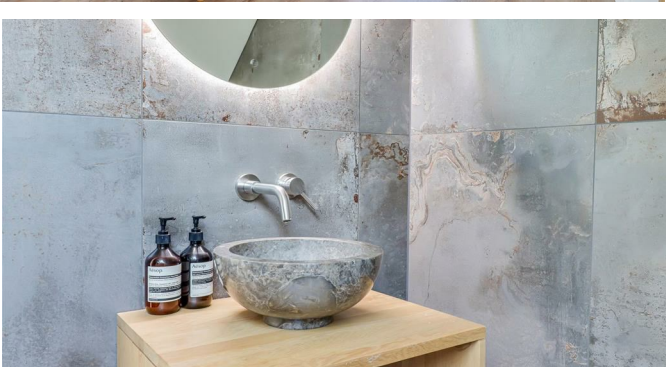
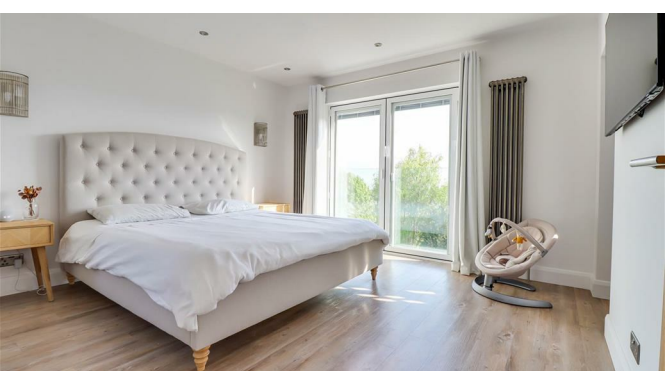
11'3" x 4'2"

Smooth ceiling with inset spotlights, extractor fan, fully tiled shower area with an electric shower, inset shelf, vanity unit combined wash basin and low-level WC, lino flooring, UPVC obscured double glazed door to the rear leading out to the rear patio area (jacuzzi area).

## Agents Notes:

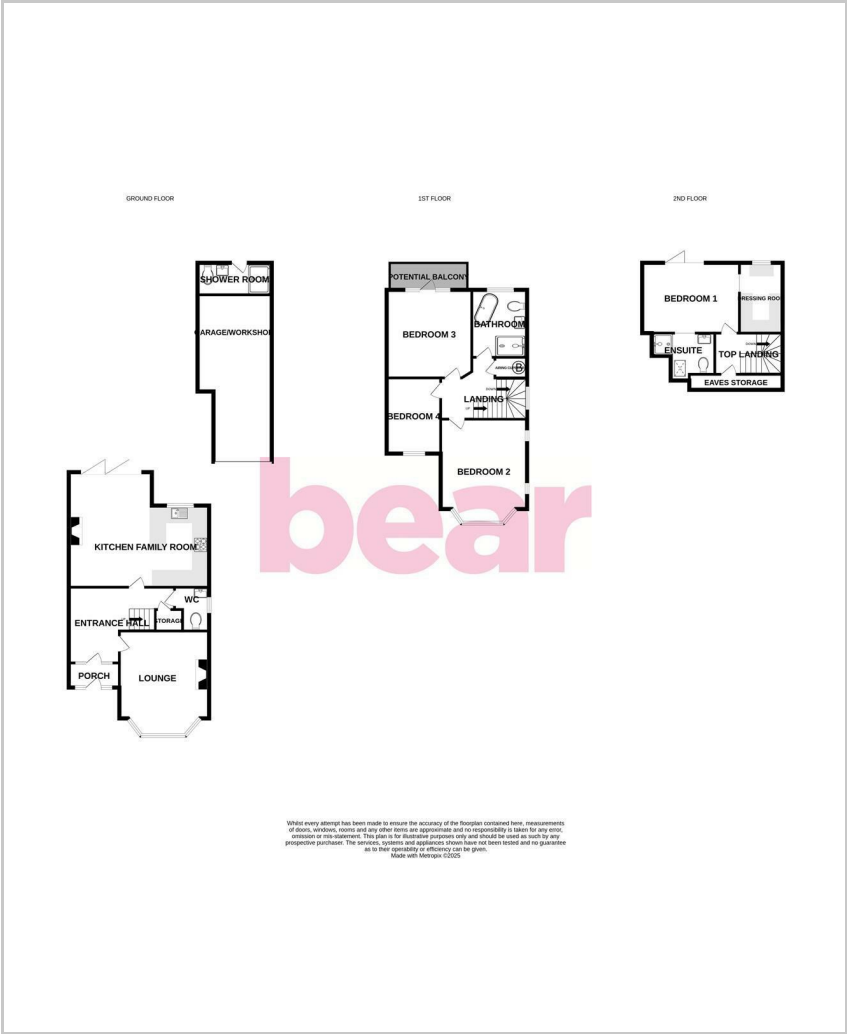
Council tax band: E







# 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

