



* £550,000- £600,000 * PARKING FOR TWO VEHICLES * WEST-FACING GARDEN * KITCHEN-FAMILY ROOM * SOUTH OF LONDON ROAD * MOMENTS FROM LEIGH BROADWAY AND THE STATION * REAR EXTENSION * LOFT-OFFICE * UTILITY AND DOWNSTAIRS W/C * OUTBUILDING * This stylish and spacious Victorian home offers everything from off-street parking and a west-facing garden, to ample internal space and the popular kitchen-family room layout. The accommodation comprises: parking on a block paved front driveway, an attractive red-brick facade, a hallway with access to the utility room/downstairs WC, a spacious through-lounge with bay window, sitting area, and concertina doors leading to the rear extension housing the kitchen-family room. There are three great-sized bedrooms on the first floor, a three-piece family bathroom, a converted loft space used as an office accessible via ladder, and finally, the rear garden is west-facing and complete with its own log cabin! The location will be hard to beat, with the Broadway only a stone's throw away and Leigh Station a short walk, while for schooling, Leigh North Street and Belfairs Academy are within catchment, with the grammar schools and St Michael's School nearby. This stunning home is available to view now!

- Parking for two vehicles
- Beautiful Victorian terraced house
- Leigh Broadway location and a walk to the station and Old Leigh
- Utility room and downstairs WC
- Large bay-fronted master bedroom with fitted wardrobes
- West-facing garden
- Workshop/log cabin with power and lighting
- Stunning kitchen-family room
- Generous through-lounge with sitting room
- Loft converted to an office (no staircase)

Elm Road

Leigh-On-Sea

£550,000

Price Guide



Elm Road



Parking/Frontage

Parking for two vehicles on the front driveway, EV charging point, rear access via Glendale Gardens, an attractive period facade with an oak front door leading to:

Entrance Hall

Coved ceiling with picture rail, pendant lighting, coir matting and traditional tiled flooring, column radiator, staircase rising to first floor, feature wall paneling, understairs storage, access to utility room and downstairs WC.

Utility Room/Downstairs WC

5'0" x 4'7"

Spotlighting, WC, wooden worktops with ceramic sink, tiled splashback, space for washing machine, drawers, tiled flooring.

Through-Lounge

25'3" x 10'9" reducing to 8'8"

Lounge area- Bay fronted double glazed sash windows with fitted blinds, coved ceiling with ceiling rose, a feature fireplace with built-in bookcases on either side, vertical column radiator, parquet flooring.
Sitting Area- Bi-folding wooden doors to kitchen-family room, coved ceiling with ceiling rose, picture rail, feature fireplace, column radiator, parquet flooring, built-in furniture comprising; base level units, shelving and desk.

Kitchen-Family Room

17'0" x 14'11"

Smooth coved ceiling with inset spotlights and double glazed Velux windows, shaker style kitchen with both floor-to-ceiling and base level units comprised of; chamfered edge quartz worktops, inset sink with brushed brass mixer tap, integrated oven and grill, integrated fridge/freezer, pan drawers, four ring burner induction hob, integrated dishwasher, column radiators, floor to ceiling storage cupboard, parquet flooring and aluminum bifolding doors leading to the west-facing garden.

First Floor Landing

Split-level landing with pendant lighting, feature wall paneling, column radiator, carpet and doors to all rooms.

Bedroom One

14'3" x 13'4"

Double glazed bay fronted sash windows and an additional sash window both with fitted shutter blinds, storage window seat within the bay, fitted wardrobes, feature fireplace, coved ceiling with pendant lighting, carpet.

Bedroom Two

11'6" x 8'7"

Double glazed sash window to rear aspect, coved ceiling, column radiator, carpet.

Bedroom Three

10'10" reducing to 8'6" x 8'11"

Double glazed sash window to rear aspect overlooking the garden, coved ceiling with pendant lighting, feature wall, column radiator and carpet.

Family Bathroom

Double glazed window to side aspect, three-piece suite comprising; WC, bath with shower over, wash basin.

Office in Loft

Converted loft space accessed via loft ladder.

West-Facing Garden

Commences with a paved patio with the remained artificial lawned with sleeper bed planting and shrubbery borders and a gate to the rear giving you access to Glendale Gardens, access to the outbuilding/log cabin.

Outbuilding/Log Cabin

9'5" x 8'6"

Power and lighting. Please note this also has a large storage cupboard attached to it.

Agents Notes:

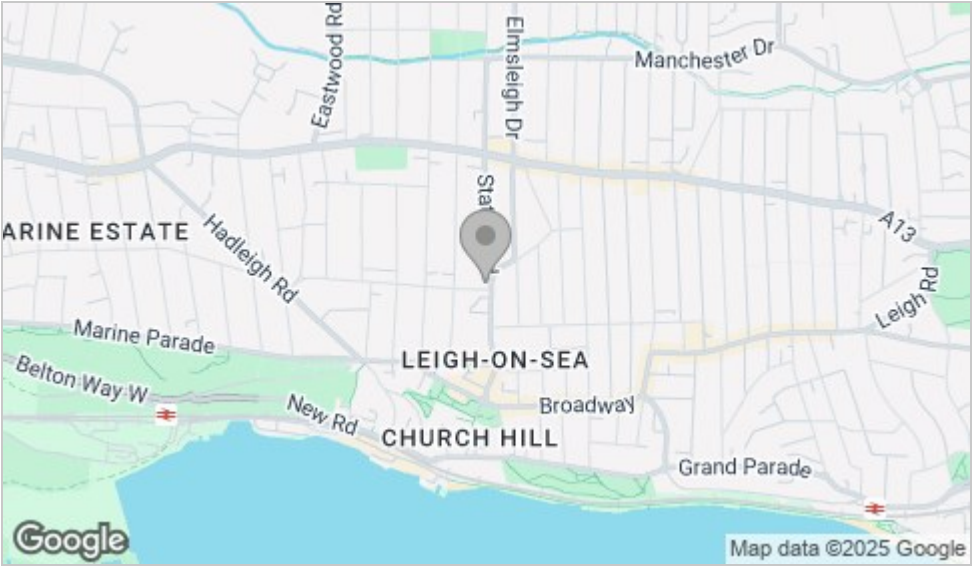
The home has a clean air filtration system installed, a calcium water filter to help prevent limescale, and the loft is insulated. In the hallway near the front door, there is a hatch door giving access beneath the whole of the underneath of the property where the services run. Insulation has been fitted in between the floor joists.



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

