



* £800,000- £850,000 * Proudly standing in the esteemed Marine Estate of Leigh-on-Sea, Cottesmore Gardens presents a splendid opportunity to acquire a traditionally built semi-detached home. This charming residence boasts a unique layout, offering an impressive four bedrooms, three reception areas, and two bathrooms, complemented by a convenient downstairs WC. The heart of the home is undoubtedly the generous kitchen family room, which provides ample space for both cooking and entertaining. Additionally, a separate utility room enhances the practicality of this delightful property. The potential to further enhance the living space is significant, with opportunities to open up the kitchen family room and/or the top floor bedroom, subject to planning permission. Externally, the property benefits from parking for two vehicles, ensuring convenience for residents and guests alike. The location is particularly appealing, as it is situated in one of the finest estates in the area, offering a sense of community and tranquillity. This semi-detached house is not just a home; it is a canvas for your imagination, ready to be transformed into your dream living space. With its spacious layout and prime location, Cottesmore Gardens is a rare find in Leigh-on-Sea, making it an ideal choice for families or those seeking a peaceful retreat.

- Beautiful semi-detached family home
- Four great-sized bedrooms and three reception areas
- Four-piece family bathroom, en-suite to bedroom one and an additional wc downstairs
- Unique layout with accommodation over three floors
- Walking distance to Leigh Station and Old Town
- Own driveway for a large vehicle
- Modern open-plan kitchen diner
- Generous rear garden with a seating area perfect for entertaining
- West Leigh Infant and Junior Schools and Belfairs Academy catchments
- Close to London Road amenities and Belfairs Woods and Golf Course

Cottesmore Gardens

Leigh-On-Sea

£800,000

Price Guide



Cottesmore Gardens



Frontage

Parking for one large vehicle, brick wall with shrubs providing privacy, front garden area, gate leading to rear garden, gated tiled pathway, front door leading to;

Entrance Hallway

Solid wood entrance door to side aspect, double glazed leadlight windows to the side, carpeted stairs rising to the first floor with large understairs storage cupboard, smooth ceilings, skirting and tiled flooring.

Front Lounge

18'2" x 14'0"

Smooth ceiling with a pendant light, double glazed leadlight bay window to the front with fitted shutter blinds, two additional leadlight windows to front, feature fireplace with wood burn with tiled surround and a brick hearth, radiator, carpet.

Sitting/Study Area

Smooth coved ceiling with pendant light, double glazed leadlight windows to rear with fitted shutter blinds, tiled flooring, French doors through to:

Sitting/Dining Room

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

Downstairs WC

Smooth ceiling with a pendant light, obscured double glazed window to the rear, vanity unit wash basin, high-level WC, wall mounted chrome heated towel rail, part tiled walls, fully tiled flooring.

Open Plan Kitchen-Breakfast Room

29'0" x 10'2"

Kitchen Area:

Smooth ceiling with inset spotlights, double glazed leadlight windows to the side, modern white handleless kitchen comprising of; wall and base level units with a wooden worktop, inset sink with draining grooves and a chrome mixer tap, tiled splashbacks, integrated fridge freezer, integrated induction four ring hob with an extractor fan over, integrated dishwasher, integrated oven, integrated combination microwave, breakfast bar area, cupboard housing the boiler, wood effect laminate flooring.

Dining Area:

Smooth ceiling with two pendant lights, loft access, double glazed leadlight windows to the side aspect, double glazed bi-folding doors to rear leading to the garden, radiator, wood effect laminate flooring, door to:

Utility Room

6'2" x 5'4"

Smooth ceiling, double glazed leadlight window to side, space for washing machine, space for tumble dryer.

First Floor Landing

Smooth ceiling with a pendant light, large storage cupboard, doors to all rooms, carpeted staircase rising to the second floor landing, carpet, radiator with cover.

Bedroom One

13'5" x 12'9"

Smooth ceiling with a pendant light, double glazed leadlight bay windows to side, radiator, carpet, built in floor to ceiling mirrored sliding door wardrobes with concealed door to:

En-Suite Bathroom

12'6" x 11'7"

Smooth coved ceiling, obscured leadlight double glazed window to side, freestanding bath with chrome floor standing taps, vanity unit wash basin, low-level WC, radiator, part tiled walls, tiled flooring.

Bedroom Two

18'2" x 12'0"

Smooth coved ceiling with a pendant lights, double glazed leadlight windows to the front, two feature leadlight stained glass windows to the side aspect, two radiators, carpet.

Bedroom Four

7'8" x 7'6"

Smooth ceiling with a pendant light, double glazed leadlight window to side overlooking the garden with fitted shutter blinds, radiator, carpet.

Four-Piece Family Bathroom

6'11" x 6'2"

Smooth ceiling with inset spotlights, double glazed leadlight windows to rear, panelled bath, low level WC, pedestal wash basin, shower cubicle, fully tiled walls and floor.

Bedroom Three (Top Floor)

16'0" x 12'9"

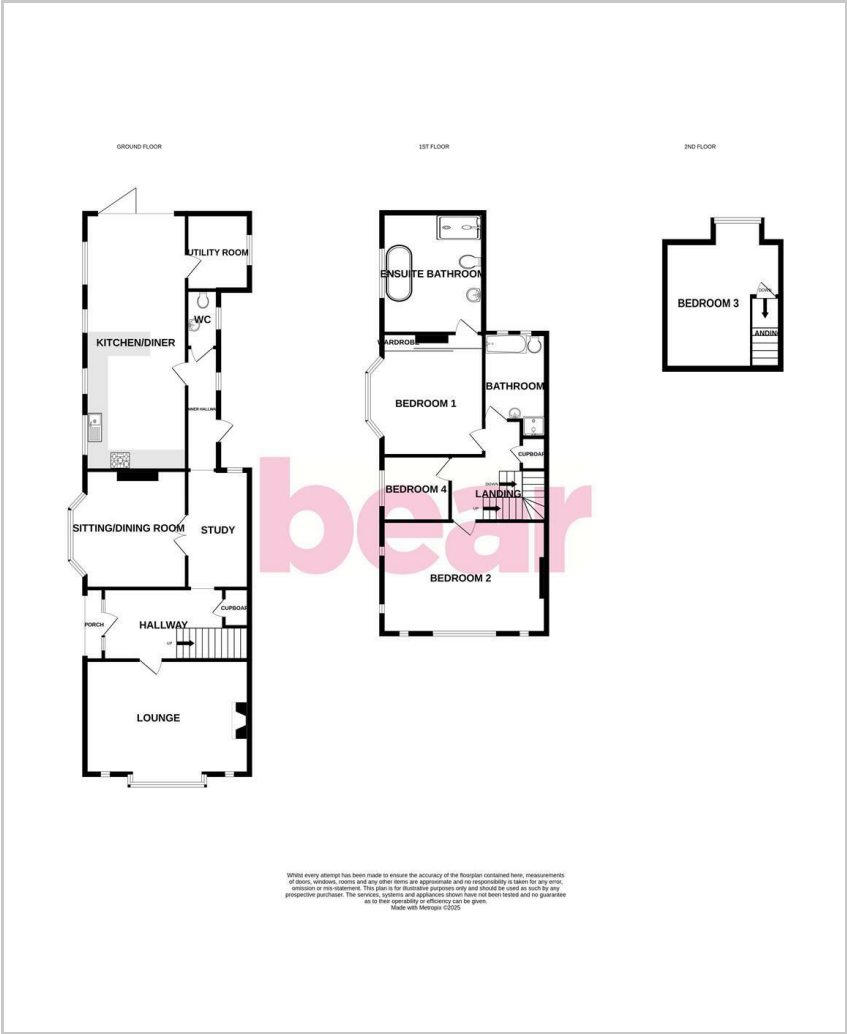
Smooth ceiling with a pendant light, double glazed window to rear overlooking garden, eaves storage cupboards, radiators, carpet.

Rear Garden

Commences with a decked area with the remainder laid to lawn, seating area ideal for entertaining, mature tree and shrub borders, feature planting wall, outside tap, outside lighting, gate to side driveway.



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

