



* £475,000 - £525,000 * PARKING * SOUTH OF LONDON ROAD * WEST-FACING GARDEN * MOMENTS FROM LEIGH STATION AND THE BROADWAY * TWO BATHROOMS * LOTS OF STORAGE * MODERN FITTED KITCHEN * This superb three-bedroom home offers a fantastic location south of the London Road, with off-street parking and a west-facing garden. The accommodation is comprised of; a hallway with built-in storage and downstairs W/C, an open plan lounge-diner, a modern shaker style kitchen with integrated appliances, three well-proportioned bedrooms on the first floor as well as a contemporary three-piece family bathroom and an en-suite to master. Externally, there is parking for one vehicle and a large west-facing garden! The location offers a short walk to both Leigh Broadway and Leigh Station for London commuters, as well as lots of bus links and amenities at the top of the road. For schooling, the favoured West Leigh Schools as well as Belfairs Academy, are within the catchment, with the grammar schools only a bus ride away. The property is available to view now!

- Off-street parking
- Large west-facing garden
- West Leigh School catchment
- South of London Road location
- Walk to Leigh Station for London commuters
- Downstairs W/C
- Modern fitted kitchen
- Three well-proportioned bedrooms
- Contemporary three-piece family bathroom
- En-suite to master

Percy Road

Leigh-on-Sea

£475,000

Price Guide



Percy Road



Frontage/Parking

Block paved driveway providing parking for one vehicle with a pathway leading to an overhanging front porch with a UPVC double glazed obscured front door.

Entrance Hallway

Large storage cupboard, access to downstairs W/C, radiator, carpeted staircase rising to first floor landing, coving, skirting and a tiled floor.

Downstairs W/C

Low-level W/C, radiator, wall-mounted wash basin with chrome mixer tap and a tiled splashback, extractor fan, coving, skirting and a tiled floor.

Lounge-Diner

16'11" x 14'2"

UPVC double glazed French doors and separate window to rear aspect for west-facing garden access, understairs storage cupboard, two radiators, spot lighting, coving, skirting and a tiled floor.

Kitchen

10'2" x 9'2"

mounted and base level comprising; large boiler cupboard with storage, integrated fridge freezer, integrated washing machine, integrated Bosch dishwasher, space for a range cooker, extractor hood, would affect laminate worktops with tiled splashback, composite sink and drainer with chrome mixer tap, coving, spot lighting, extractor fan, skirting and a tiled floor.

First Floor Landing

Large storage cupboard, radiator, loft access, coving, skirting and carpet.

Bedroom One

14'2" x 9'6" x 11'5"

UPVC double glazed rear window, access to en-suite, recess perfect for wardrobes, radiator, coving, skirting and carpet.

En-suite to Bedroom One

7'0" x 4'3"

UPVC obscured double glazed window to side aspect, walk-in shower with drencher head and secondary shower attachment, floating vanity unit with wash basin and chrome mixer tap, low-level W/C, spot lighting, extractor fan, skirting and a tiled floor.

Bedroom Two

13'5" x 6'10"

UPVC double glazed window to front aspect, radiator, perfect recess for wardrobes, coving, skirting and carpet.

Bedroom Three

11'9" x 6'11"

UPVC double glazed window to front aspect, built-in wardrobe, coving, radiator, skirting and carpet.

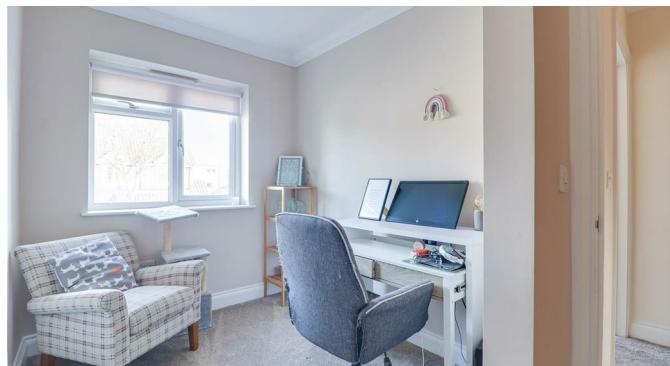
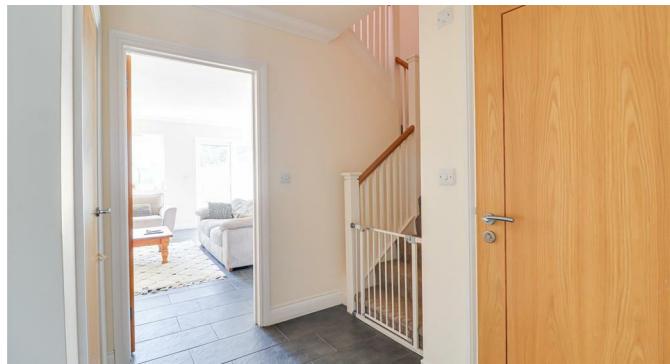
Three-Piece Family Bathroom

7'1" x 5'3"

Contemporary styled freestanding bath with shower attachment, vanity unit with wash basin and chrome mixer tap, low-level W/C, chrome towel radiator, spot lighting, extractor fan, coving, partial wall tiling and a tiled floor.

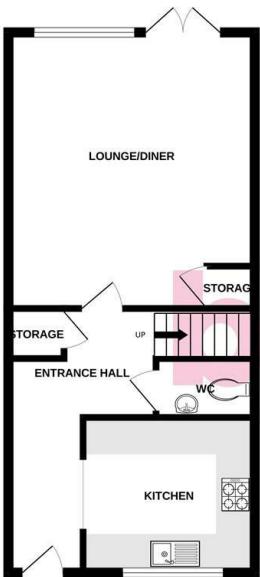
West-Facing Garden

Commences with a decked seating area with the remainder mostly laid to lawn, with fencing and a rear shingled storage/barbecue area.

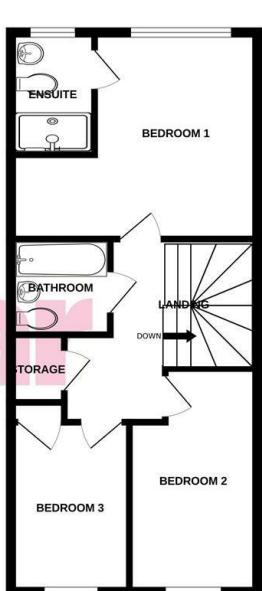


Floor Plan

GROUND FLOOR



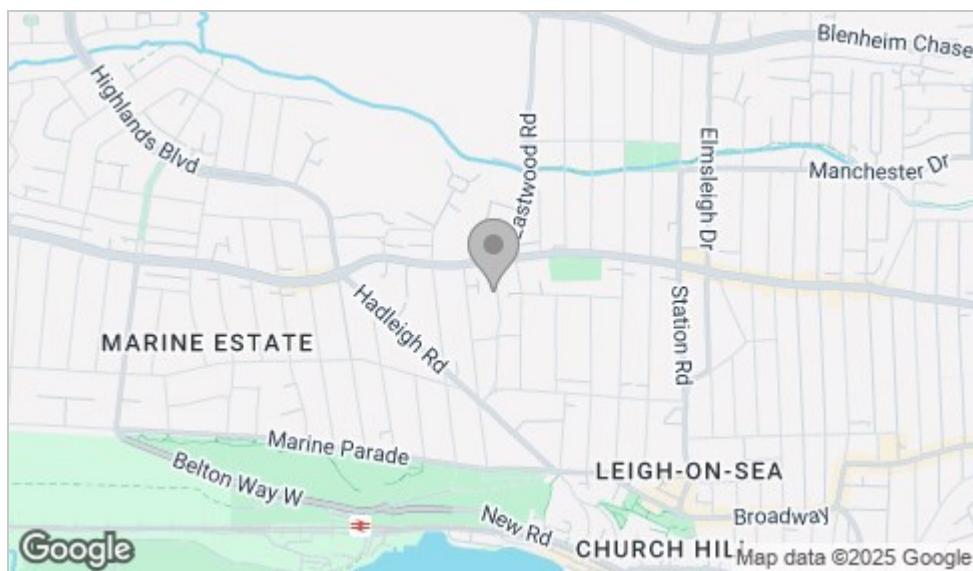
1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements do not include any areas which have not been measured, have not been tested and no guarantee as to their operability or efficiency can be given.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	