



\* £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
- En-suite to master
- Contemporary three-piece family bathroom

## 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, spotlighting, 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, spotlighting, 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, spotlighting, 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.

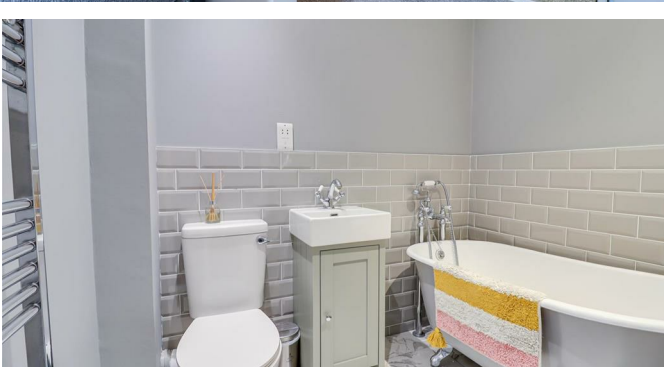
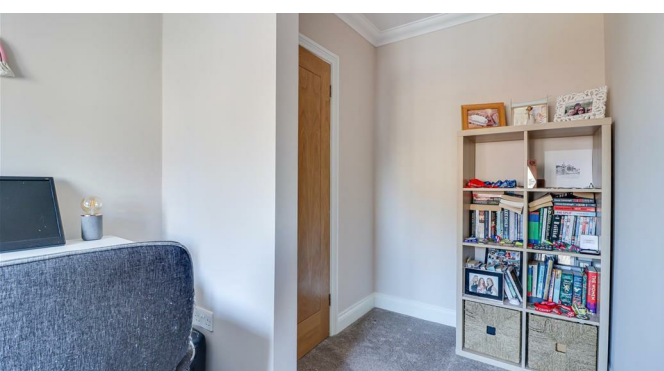
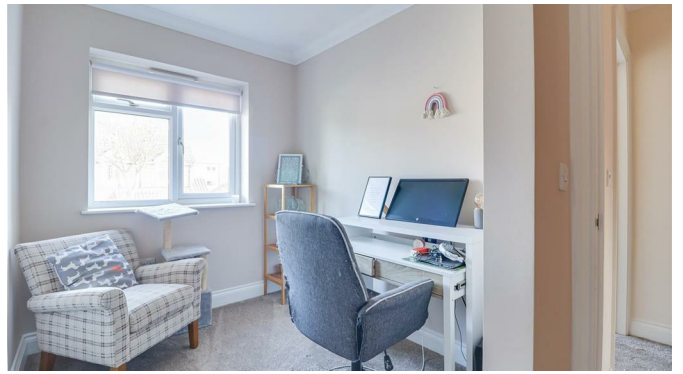
## Three-Piece Family Bathroom

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, spotlighting, extractor fan, coving, partial wall tiling and a tiled floor.

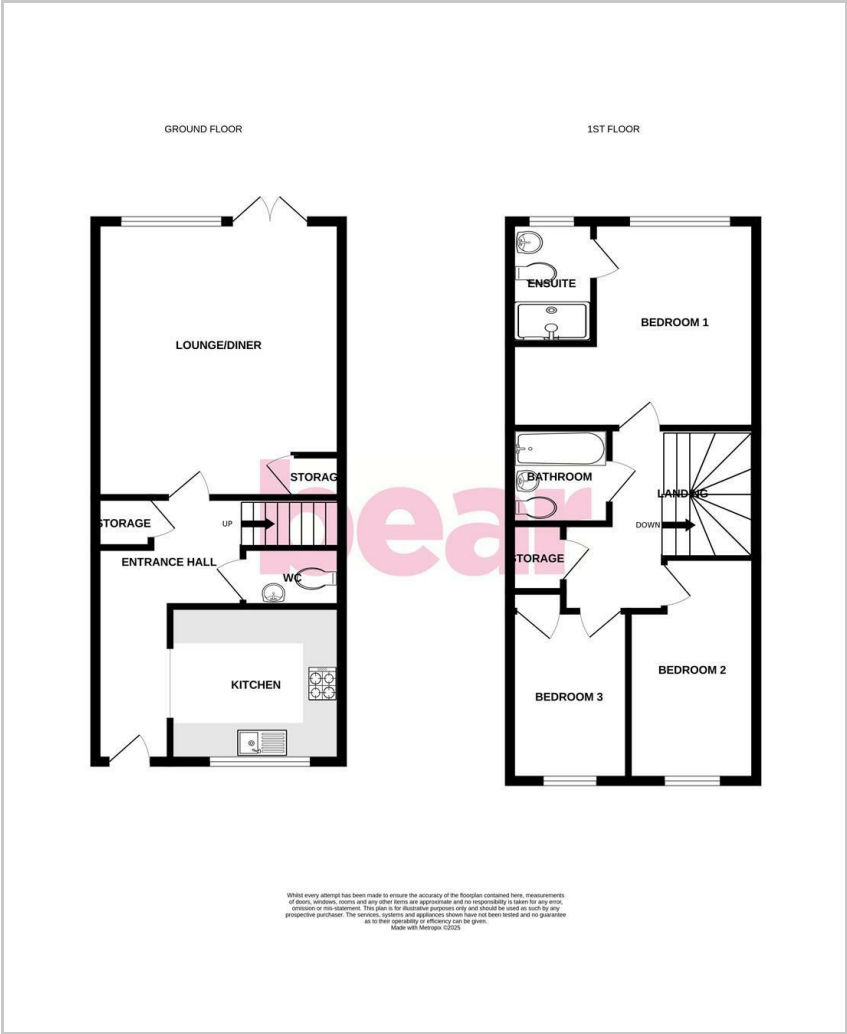
## West-Facing Garden

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

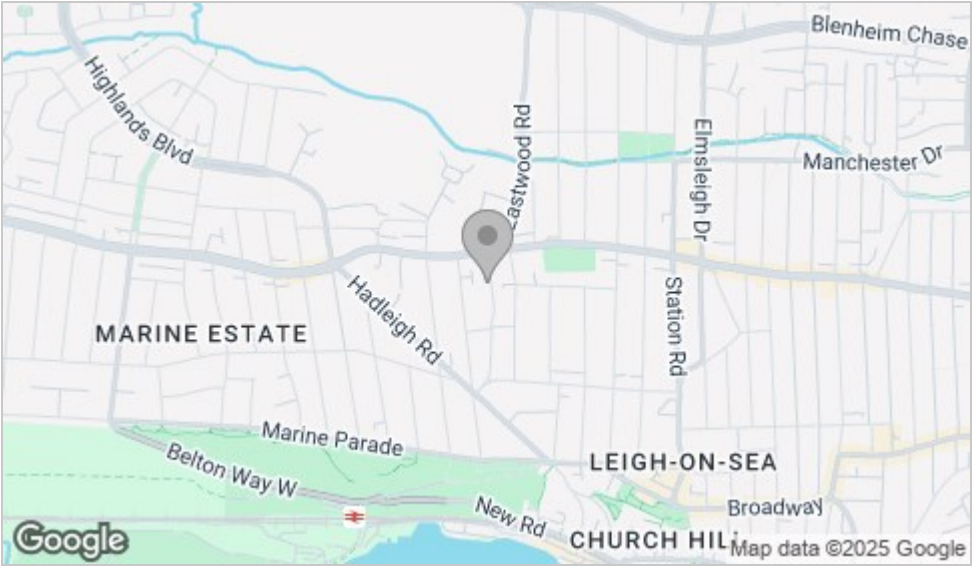




# Floor Plan



# 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

