



Proudly positioned in the charming area of Leigh-on-Sea, this delightful four-bedroom semi-detached family home on Cheltenham Drive offers a perfect blend of comfort and convenience. The property boasts a characterful design, making it an inviting space for families seeking a warm and welcoming environment. Upon arrival, you will appreciate the practicality of a driveway that accommodates parking for two vehicles, ensuring ease of access for you and your guests. Inside, the home features a well-appointed family bathroom, alongside an en-suite bathroom attached to the master bedroom, providing both privacy and convenience for family living. The location is particularly advantageous, with Leigh Station just a short distance away, making commuting a breeze. Additionally, the vibrant shopping facilities of Leigh Broadway and Leigh Road are nearby, offering a variety of shops, cafes, and amenities to cater to your everyday needs. This property is not just a house; it is a family home that promises a comfortable lifestyle in a sought-after area. With its spacious layout and proximity to local conveniences, it is an ideal choice for those looking to settle in a friendly community. Do not miss the opportunity to make this charming residence your own.

- Character semi-detached family home
- Family bathroom and en-suite to master
- Driveway creating parking for two vehicles
- Accommodation split over three floors
- Leigh and Chalkwell Stations close by
- Four well-sized bedrooms
- Generous west backing rear garden
- Master bedroom with balcony access
- Westcliff Grammar School for Boy and Girls within walking distance
- Leigh Broadway and Leigh Road shopping facilities nearby

## Cheltenham Drive

Leigh-On-Sea

**£575,000**





# Cheltenham Drive



## Frontage

Paved driveway providing off-street parking for several vehicles. The property is approached via a part double-glazed entrance door which opens into a welcoming entrance hall.

## Entrance Hallway

9'1" x 6'9"

Featuring wood laminate flooring, a picture rail and radiator, with stairs rising to the first floor and an understairs storage cupboard. Doors lead to the principal reception rooms.

## Lounge

17'1" < 12'7" x 16'0" into bay

A generously sized main reception room with a double-glazed bay window to the front, complemented by an additional coloured lead-light window. The room benefits from stripped and varnished floorboards, a smooth plastered ceiling and radiator, and flows seamlessly into the kitchen/dining area.

## Kitchen Diner

17'5" < 10'5" x 12'9"

A spacious open-plan kitchen and dining area, ideal for modern family living.

## Kitchen Area

Positioned to the rear, the kitchen features a double-glazed window and patio doors opening onto the garden. It is fitted with a stainless steel one-and-a-quarter bowl sink with mixer tap, set into square-edged work surfaces with cupboards and drawers below. There is a built-in oven, four-ring gas hob with extractor hood above, matching wall-mounted units with concealed lighting, and space for a washing machine and fridge freezer. Further features include exposed and varnished floorboards, a picture rail and smooth plastered ceiling.

## Dining Area

Coved ceiling, double-glazed windows and doors to the rear opening onto the garden, radiator, picture rail, laminate flooring.

## First Floor Landing

9'4" x 6'5"

Stained-leadlight window to the side, carpeted flooring, picture rail and staircase rising to the second floor. Doors to:

## Bedroom One

16'2" into bay x 11'3"

Double-glazed bay window to the front, wood laminate flooring, smooth ceiling, picture rail and radiator.

## Bedroom Two

12'9" x 10'5"

Double-glazed window to the rear, wood laminate flooring, smooth ceiling, picture rail and radiator.

## Bedroom Four

9'6" x 6'3"

Double-glazed window to the rear, wood laminate flooring, smooth ceiling and radiator.

## Family Bathroom

7'1" x 5'8"

Obscure double-glazed window to the front. Modern three-piece suite comprising panelled bath with mixer tap, hand-held shower and additional rainfall shower over, vanity wash basin with cupboard below, low-level WC, tiled floor, part-tiled walls and heated towel rail.

## Second Floor Landing

8'7" x 5'4"

Carpeted, with doors to:

## Bedroom Three

15'5" x 9'8"

Double-glazed patio doors opening onto a west-facing balcony, wood flooring and radiator.

## West Backing Balcony

4'11" x 4'11"

Tiled floor, raw iron balustrade giving lovely views over the garden.

## En-Suite WC

6'7" x 5'8"

Obscure double-glazed window to the rear, low-level WC, pedestal wash basin, laminate flooring and radiator.

## West Facing Rear Garden

A particular feature of the property is the good-sized, west-facing rear garden. Immediately to the rear of the house is a paved patio ideal for al-fresco dining and entertaining, with the remainder mainly laid to lawn and bordered by mature flowers and shrubs. The garden is enclosed by panel fencing, benefits from a further patio area at the far end, a timber shed (to remain) and gated side access to the front.

## Agents Notes:

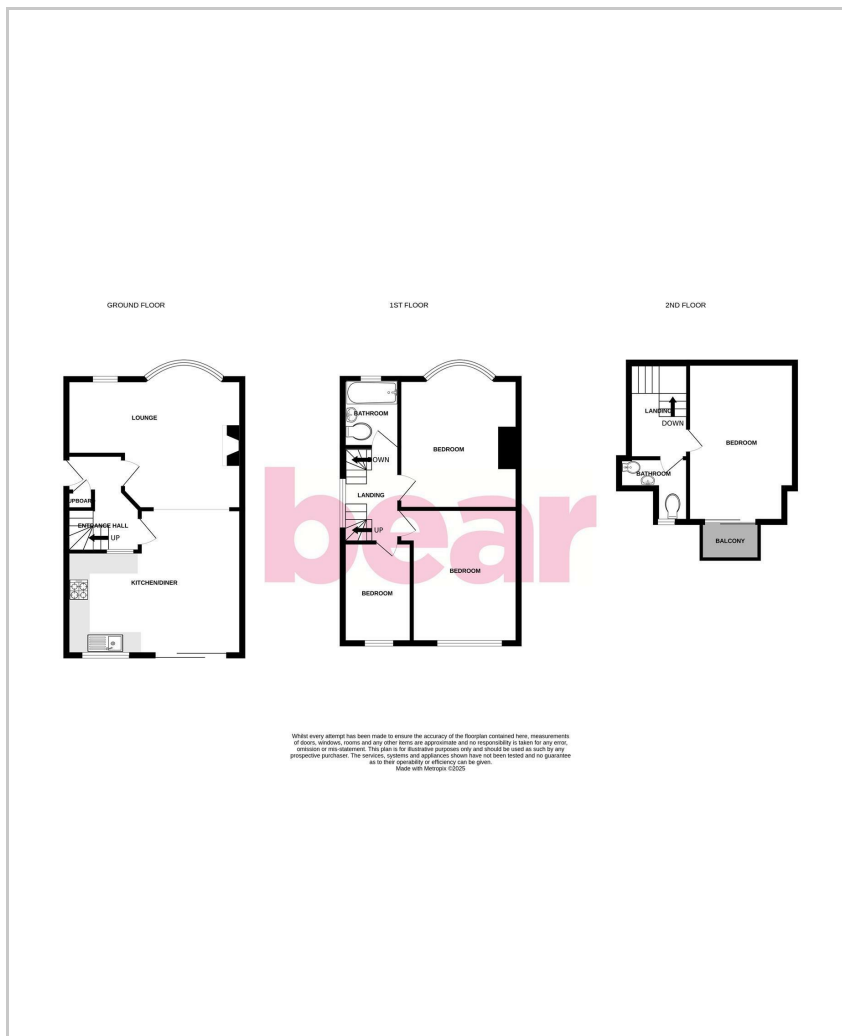
Council tax band: C



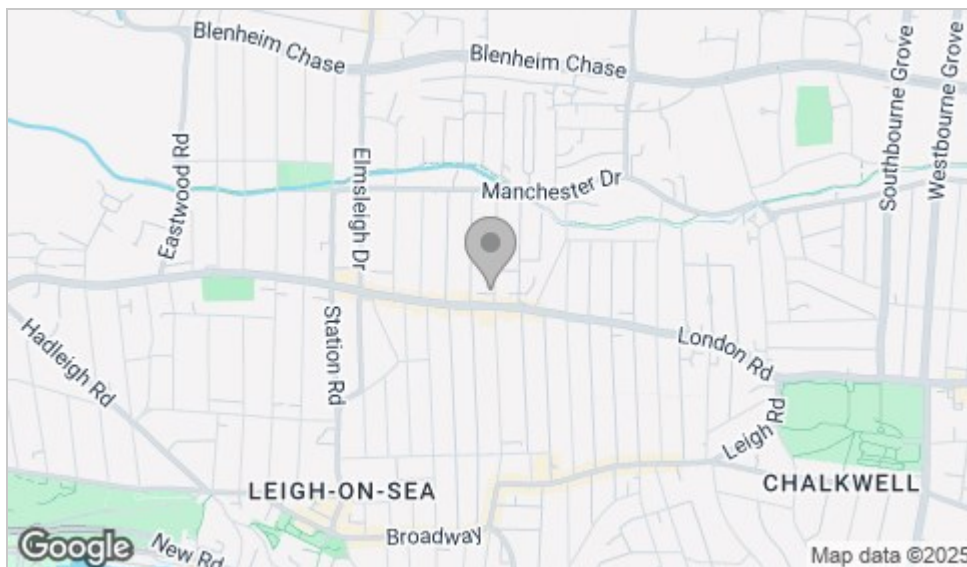




## Floor Plan



## 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

