



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

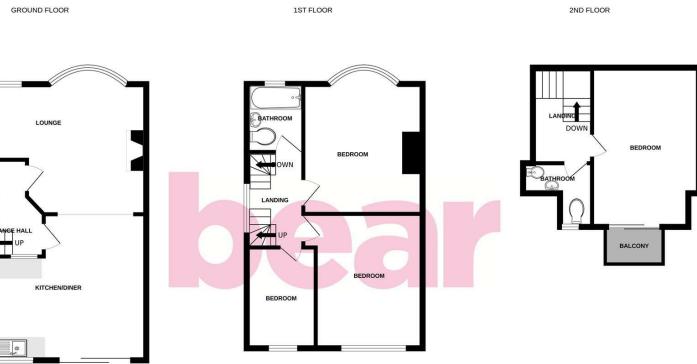
A particular feature of the property is the good-sized, west-facing rear garden. Immediately to the rear of the house is a paved patio ideal for al-fresco dining and entertaining, with the remainder mainly laid to lawn and bordered by mature flowers and shrubs. The garden is enclosed by panel fencing, 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



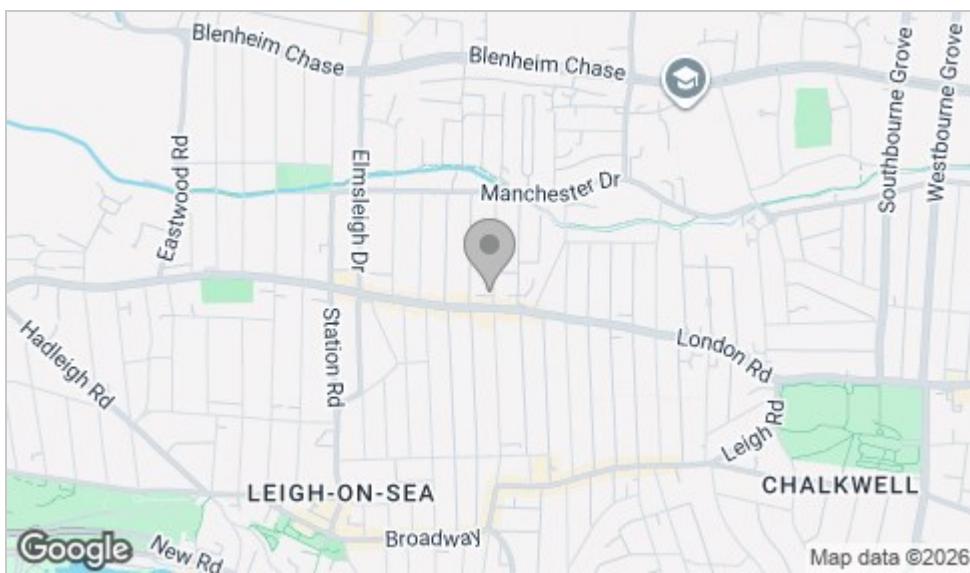
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown 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.



Energy Efficiency Rating

Rating	Score Range	Color	Current	Potential
A	(92 plus)	Green		
B	(81-91)	Green		
C	(69-80)	Green/Yellow		77
D	(55-68)	Yellow		
E	(39-54)	Orange		47
F	(21-38)	Red		
G	(1-20)	Red		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

EU Directive 2002/91/EC

England & Wales

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