



* £325,000 - £350,000 * SOUTH FACING GARDEN * OPEN-PLAN LIVING * AMPLE ON-STREET PARKING TO THE FRONT * RENOVATED INTERIORS * FOUR-PIECE BATHROOM * GREAT SCHOOL CATCHMENT AREA * This spacious and renovated family home offers open-plan living with the kitchen/diner, complete with its' breakfast bar and underfloor heating, there is also a welcoming bay-fronted lounge. Upstairs, there are three great sized bedrooms and a contemporary four-piece family bathroom, including an impressive freestanding bath. The south facing garden has a patio and lawn and to the front there is a vast garden with plenty of 'on-street' parking. For schooling, you have the Eastwood Primary School and Belfairs Academy within the catchment area and there are tonnes of amenities and bus links nearby, quick access to the A127 and a short drive to Leigh Station and the ever-popular Broadway and Old Leigh.

- South facing garden
- Open-plan living
- Ample on-street parking to the front
- Underfloor heating in the kitchen-diner
- Wooden flooring
- Renovated four-piece family bathroom
- Great school catchment area
- Large frontage and bay-fronted character
- Spacious interiors
- Well positioned for amenities and transport links

Arterial Road

Leigh-On-Sea

£325,000

Price Guide



Arterial Road



Frontage

Large lawn area with hardstanding pathway leading to an overhanging decorative front porch, side access, (ample parking 'on-street'), UPVC double glazed obscured door leading to:

Entrance Hallway

14'6" x 5'7"

UPVC double glazed obscured window to front aspect, two large understairs storage cupboards, double radiator, picture rail, skirting, wooden flooring.

Front Lounge

13'10" x 6'9"

UPVC double glazed bay fronted window, fireplace tiling, radiator, picture rail, skirting, carpet.

Kitchen-Diner

17'10" x 13'6" > 7'9"

UPVC double glazed french doors and sidelights to rear aspect for garden access, as well as a UPVC double glazed kitchen window, tiled fireplace, picture rail, skirting, wooden flooring with underfloor heating. Kitchen comprises; shaker style units both wall-mounted and base level with integrated fridge/freezer, four ring burner Bosch hob with black extractor hood over, integrated Bosch oven, real wooden worktops, modern sink and drainer with black mixer tap and tiled splashbacks, space for a dishwasher, breakfast bar.

Mater Bedroom

13'10" x 10'8"

UPVC double glazed bay fronted window, double radiator, picture rail, skirting, carpet.

Bedroom Two

11'1" x 10'10"

UPVC double glazed window to rear aspect, radiator, picture rail, skirting, carpet.

Bedroom Three

6'11" x 6'11"

UPVC double glazed window to front aspect, double radiator, picture rail, skirting carpet.

Renovated Four-Piece Family Bathroom

7'8" x 6'9"

UPVC double glazed obscured window to rear aspect, traditional style freestanding bath with chrome taps and shower attachment, walk-in shower with drencher head and secondary shower attachment, vanity unit with countertop wash basin and chrome mixer tap, stylish low-level w/c, matt anthracite towel radiator, extractor fan, wood effect laminate flooring.

South Facing Rear Garden

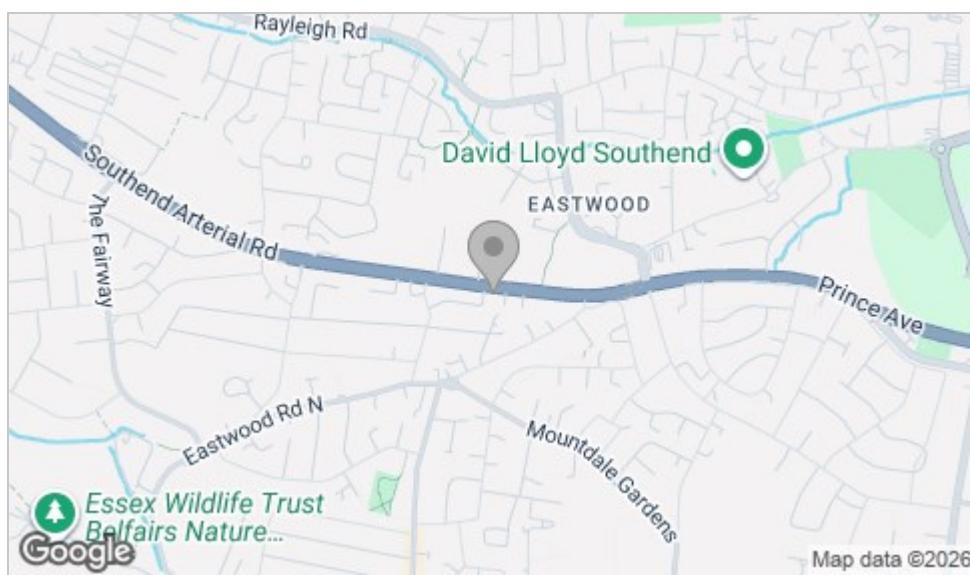
Commences with a paved patio area and a pathway leading to a garden shed to the rear, planting for privacy, lawn area, hedging, side access back to the front of the property.



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.



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			

Rating	CO2 Range (approx.)	Environmental Impact	Current	Potential
A	(92 plus)	Very environmentally friendly - lower CO2 emissions		
B	(81-91)			
C	(69-80)			
D	(55-68)			
E	(39-54)	Not environmentally friendly - higher CO2 emissions		
F	(21-38)			
G	(1-20)			

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