



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**34 Percy Road, Leigh-on-Sea, Essex, SS9 2LA**  
£995,000



Available with no onward chain this large double fronted 4 bedroom detached family home is now ready to view. The property boasts a large kitchen family room with bi fold doors leading out onto the rear garden, 3 reception rooms and a master bedroom with an en suite shower room. There is a downstairs toilet, separate utility room and a driveway for two vehicles at the side of the property. Leigh on Sea Station on the London Fenchurch Street line is just over a half mile walk away, as is The Broadway with its bustling café culture and independent shops, bars and restaurants.

- EXECUTIVE FAMILY HOME
- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM, EN-SUITE AND DOWNSTAIRS TOILET
- DRIVEWAY FOR TWO CARS WITH ELECTRIC CAR CHARGER POINT
- 3 RECEPTION ROOMS
- KITCHEN FAMILY ROOM WITH SEPARATE UTILITY
- WESTLEIGH AND BELFAIRS ACADEMY CATCHMENTS
- SHORT WALK TO LEIGH STATION
- STONES THROW FROM BELFAIR'S WOODS AND GOLF COURSE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	65
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	61
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





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**FRONTAGE** The front garden is mainly laid to lawn with flower and shrub borders, pathway leading to front entrance, off road parking to side of property with electric car charger and access to rear garden.

**ACCOMMODATION COMPRISES** Entrance door to front aspect leading to:

**ENTRANCE HALL** 17' 0" x 12' 0" (5.18m x 3.66m) Double glazed Velux style window to front aspect, tiled under floor heating, oak and glass staircase leading to first floor landing, power points, cupboard housing meters. Doors leading to:

**GROUND FLOOR CLOAKROOM** Vanity style floating wash hand basin, low level WC, extractor fan, fully tiled walls, under floor heating, tiled flooring.

**KITCHEN / FAMILY ROOM** 27' 7" x 18' 6" (8.41m x 5.64m) 2 Double glazed bi fold style doors to rear aspect, double glazed windows to side aspect. Kitchen includes a range of base, eye level units, pan drawers and an island with pop up sockets, quartz work surfaces, 1.5 bowl under set sink with drainer grooves, integrated combination oven, 5 ring gas hob with extractor fan over, integrated fridge / freezer, integrated dishwasher, pull out larder cabinet, under cabinet lighting, power points, TV point, under floor heating, tiled flooring,

**UTILITY ROOM** 8' 5" x 5' 4" to wall units (2.57m x 1.63m) Range of eye and base level units with quartz work surfaces, underset single bowl sink with drainer grooves, integrated freezer, integrated washing machine, integrated tumble dryer, power points, cupboards housing water tank and wall mounted boiler, under floor heating, tiled flooring.

**LOUNGE** 18' 2" x 14' 9" (5.54m x 4.5m) Double glazed windows to front aspect bay window, feature fireplace, power points, TV point, under floor heating, carpeted.

**DINING ROOM** 15' 8" x 12' 0" (4.78m x 3.66m) Double glazed bi fold doors to rear aspect, power points, TV point, under floor heating, tiled flooring.

**STUDY/ PLAYROOM** 11' 3" x 10' 7" (3.43m x 3.23m) Double glazed windows to front aspect, power points, TV point, under floor heating, carpeted.

**FIRST FLOOR LANDING** Double glazed Velux style window to front aspect, power points, airing cupboard, carpeted. Doors leading to:

**MASTER BEDROOM** 18' 6" x 14' 3" max (5.64m x 4.34m) Double glazed windows to front aspect, radiator, power points, TV point, door leading to:

**EN-SUITE** Double glazed Velux style windows to side aspect eaves, vanity style floating wash hand basin, low level WC, shower cubicle with glazed panels, heated towel rail, tiled walls, extractor fan, tiled flooring.

**BEDROOM TWO** 14' 8" x 11' 7" (4.47m x 3.53m) Double glazed windows to front aspect, radiator, power points, TV point, eaves storage, carpeted.

**BEDROOM THREE** 14' 0" x 13' 0" (4.27m x 3.96m) Double glazed windows to front aspect, radiator, power points, TV point, eaves storage, carpeted.

**BEDROOM FOUR** 14' 8" x 11' 9" (4.47m x 3.58m) Double glazed windows to rear aspect, radiator, power points, TV point, carpeted.

**FAMILY BATHROOM** 7' 6" x 6' 6" (2.29m x 1.98m) Obscure double glazed windows to rear aspect, low level WC, vanity style floating wash hand basin, low level WC, panelled bath with shower over, heated towel rail, tiled walls, extractor fan, tiled flooring.

**REAR GARDEN** Commencing with a patio for entertaining the remainder is laid to artificial lawn, external power point, outside lighting, outside tap, side access to front aspect.