



## Percy Road

Leigh-on-Sea

- DETACHED THREE BEDROOM
- GARAGE & OFF ROAD PARKING
- WESTLEIGH SCHOOL CATCHMENT
- NICELY TENDED GARDEN



## Guide Price £480,000

Westleigh schools catchment area and highly sought after Marine Estate. Detached three bedroom home with garage and off road parking. Perfect for Leigh Station and the local Broadway shops. Vendor found onward purchase.





#### **AGENTS NOTES**

What an ideal location on the Marine Estate and just around the corner for Westleigh School.

The property does require some updating but does benefit from having double glazing and gas central heating.

This detached three bedroom home is perfectly situated for reaching the vibrant Leigh Broadway and Old Leigh Town and within walking distance of Leigh Station.

Comprising of three bedrooms and a bathroom with two separate reception rooms downstairs and a very nicely tended rear garden.

Off road parking giving access to the garage.



#### HALL

#### LOUNGE

12' 6" x 11' 6" (3.81m x 3.51m)

#### DINING ROOM

11' 6" x 11' 6" (3.51m x 3.51m)

#### KITCHEN

6' 6" x 6' 0" (1.98m x 1.83m)

#### LANDING



#### BATHROOM

#### BEDROOM

12' 6" x 12' 6" (3.81m x 3.81m)

#### BEDROOM

11' 6" x 11' 6" (3.51m x 3.3m)

#### BEDROOM

7' 0" x 6' 6" (2.13m x 1.98m)

#### GARAGE

17' 6" x 6' 9" (5.33m x 2.06m)

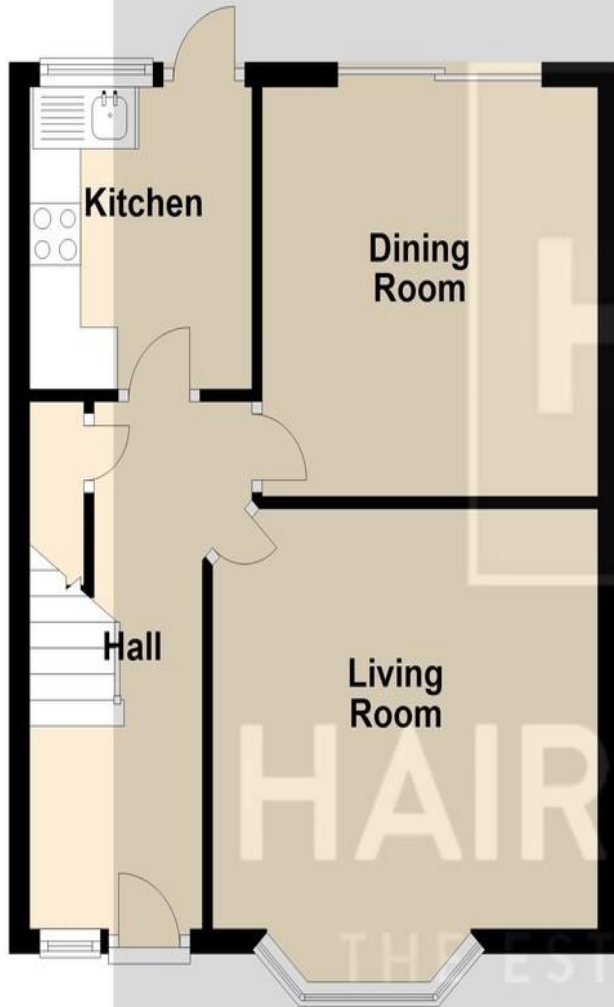
#### GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



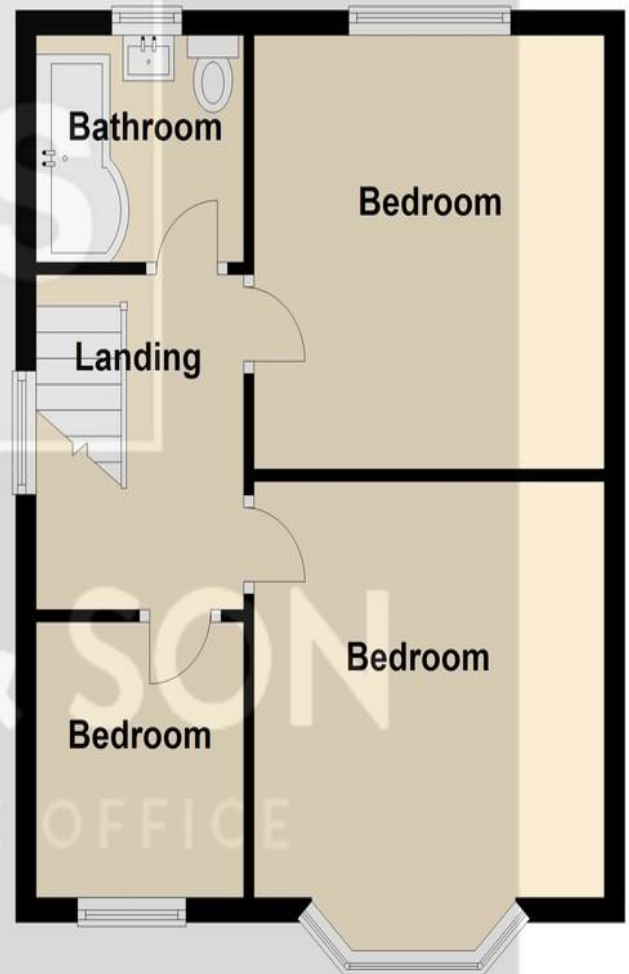
## Ground Floor

Approx. 38.2 sq. metres



## First Floor

Approx. 39.1 sq. metres



Total area: approx. 77.3 sq. metres

Regulated by RICS

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