

96

GRANGE ROAD





96 Grange Road

Luxury, sophistication and versatility of living...all within minutes' walk of sought-after schools, fashionable Leigh Broadway and the connectivity of Leigh Station. Welcome to No. 96, Grange Road, nestled within one of Leigh-on-Sea's most exclusive new developments

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Prestigious setting

Peacefully reclined in a quiet corner, No. 96 presides over the prestigious Grange Road. One of two luxury developed semi-detached homes, emanating elements of Victorian elegance in its traditionally styled gabled frontage, No. 96, makes a sophisticated first impression immediately upon arrival.

Pull onto the spacious, porous block-paved driveway. Bordered by wrought iron fencing and lined in lush laurels for a screening fringe of greenery, a flowerbed of attractive evergreen shrubbery sits below the front window and to the top of the driveway.

Ample parking for three cars is available on the driveway, before making your way to the front door, which opens to a bright entrance hallway.



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Warmth and welcome

The cheerful charm of this fresh, modern home can be felt instantly, as underfloor heating beneath the cream tiles underfoot offers a warm welcome. Light and airy, yet refined in its subtly decorated cream, white and taupe interior, the high ceiling amplifies the home's natural brightness.

Stretching the entire length of the home, the entrance hallway connects to the main entertaining spaces, leading directly ahead to the large open plan living room-kitchen, the heart of the home.



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Savour the views

Double oak doors with matt silver fixtures (a motif throughout the home) open to the family kitchen, where large, triple bifolding doors offer a seamless connectivity to the green and pleasant garden. Overhead, spotlighting, up lighting and a trio of Velux windows aid the sense of light flow both by day and night.

Naturally zoned with the main culinary hub on the left, the gleaming granite worktop of the sociable central island perfectly accentuates the light grey cabinetry, which in turn complements the cream ceramic floor tiles, where once again, warmth exudes from the underfloor heating.

Capably furnished with an array of integrated appliances, cook up a feast for the family with the aid the AEG oven, hob, extractor hood, fridge, freezer, microwave and sink. Additional appliances include an integral food bin beneath the sink, alongside a wine cooler within the island and a dishwasher.







Embrace the outdoors

A flexible, multi-functional space, the light-filled kitchen creates the central orbit to your family's home experience. Dine whilst taking in the views over the garden, or, in the summer months, pull back the bifolds and take mealtimes alfresco on the patio, as the garden comes to life with conversations and cocktails with friends.

"The kitchen is the setting for breakfast on cold mornings, looking at crisp frost and robins...it is the perfect spot to watch the sun disappear behind the trees."

A separate utility room offers additional storage, also furnished with a sink and ample work surface space. There is plumbing in here for an integral washing machine.





Subtle sophistication

Returning to the entrance hall, to the immediate left of the front door, step into the comfort and welcome of the sitting room, where the minimalist, contemporary Scandinavian ambience of this home truly reveals itself.

Traditional elements exist in tandem with this modern, eco-feel, as warmth emanates from the sleek-design wood burning stove nestled within its minimal, contemporary surround. Light flourishes in through the sliding sash windows, stylish and elegant yet in functional UPVC framing. Subtle touches in the understated design evoke a characterful period feel, for instance in the high, flat finish ceiling overhead, with its refined cornicing.

Along the entrance hall, storage can be found in the deep, understairs cupboard, alongside a handy powder room, stylishly decorated in neutral tiling and silver fixtures and fittings; a motif repeated throughout the bathrooms at No. 96, Grange Road.



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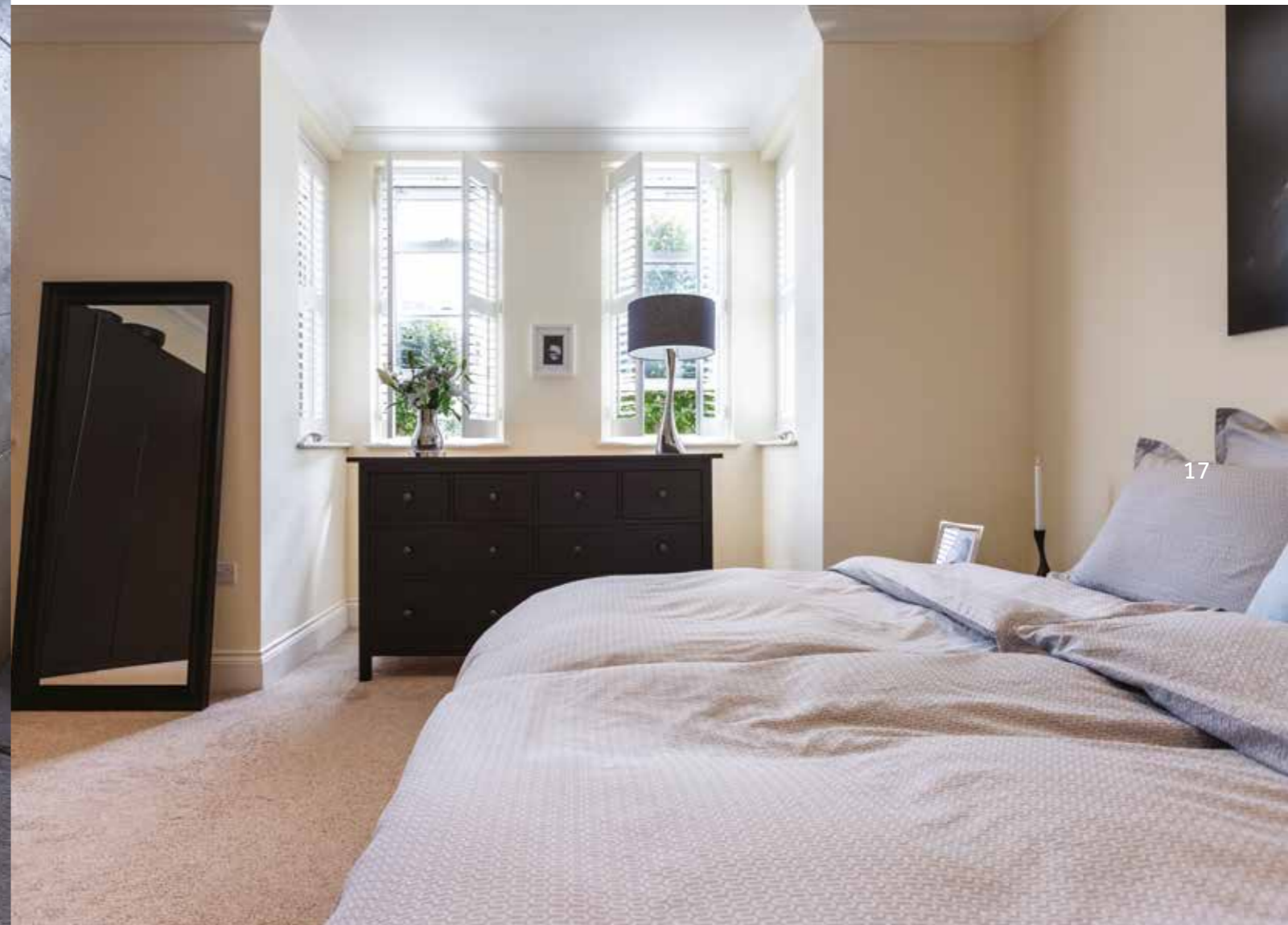
Bedtime beckons

Ascend the stairs to arrive at the first-floor landing, where the principal suite awaits to the front.

Graceful and chic, this bountiful principal bedroom is awash with light courtesy of a large, shuttered, rectangular bay window, furnished with four tall windows, creating a lavish yet relaxing atmosphere.

With ample space for a king size bed and wardrobes, refresh and revive in the ensuite, part-tiled to the walls and featuring a large, walk-in shower, vanity unit wash basin, WC and heated towel radiator.

Coming out of the main bedroom, sneak a peek at the generous airing cupboard, providing exceptional storage space for fresh clothes and bedding.





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Refresh and revive

Buff toned tiles coat the floor and walls of the family bathroom, where a large, fitted mirror amplifies the glow of the spotlighting above. A wall-mounted vanity unit wash basin and WC feature in this bathroom, alongside a large bath with overhead shower.

Peacefully nestled to the rear, bedroom four currently serves as a home office. Carpeted underfoot and brimming with light, this double bedroom is a pleasant and quiet place in which to relax and repose. The large, double width window provides leafy views out over the garden to the rear.

Offering enchanting views out over the rear garden, and with additional vistas out over the side, shuttered sash windows fill bedroom three with natural light. A spacious double bedroom, carpeted underfoot, there is ample space for a double bed and wardrobes.



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Versatile spaces

Make your way up the handsome wooden staircase once more to arrive at the spacious guest suite, tucked privately away on the upper floor.

An inviting room, where a cosy alcove is just the perfect size and shape for a desk (or dressing table) and chair. Generous in its length, with plenty of storage available within the eaves, there is also space for a quiet seated area, in addition to a double bed. Ideal as a guest suite, or a private refuge for an older teen, this bedroom also features its own shower room ensuite.



Outdoor entertaining

An outdoor oasis, tall laurels run the perimeter of the garden, nestled within sleeper borders, providing a screen of privacy.

Catch the rays throughout the day, before settling down to witness the majesty of sunset from the paved patio. Plenty of lawn is available for children's games, with a handy garden shed for overwintering tools and outdoor furniture. There is also a handy bike shed.

A haven for wildlife, listen to the sounds of nature as you sip on a summer spritzer, or stoke up the barbecue for an evening of entertainment with family and friends.





Out and about

A natural family home, with spacious bedrooms and a safe and secure garden, No. 96, Grange Road is also conveniently situated in the West Leigh Schools catchment area, within easy reach of West Leigh Primary and Junior School, St Michaels Preparatory School and North Street School.

Commuters are also ideally based, just an eight-minute walk from Leigh Station, which, with the fastest train being 42 minutes to Fenchurch Street, offers speedy connections to the City. Close by, the London Road and A127 also offer direct routes to London and beyond.

Old Leigh is just a few minutes’ walk away where you can enjoy fresh seafood and delightful local ice cream in the comfort and welcome of the many restaurants and cafes. Alternatively, take in a leisurely stroll along the gardens of Marine Parade, with their floral displays and varied wildlife. Beyond, you’ll find yourself on the sandy shores of the nearby beach, perfect for a bucket and spade outing with children.

Leigh Broadway, just a five-minute walk away, boasts a wide variety of bars and restaurants, both classic and contemporary, offering something for every taste. Home to a number of supermarkets, including Waitrose and a Sainsbury’s Local, Leigh Broadway also features a pharmacy, supermarket, fishmongers, butchers, greengrocers, jewellers, bank, nail and spa venues, and more.

Extend your forays to nearby Westcliff for entertainment at the local Palace Theatre, or, at Southend the Cliff Pavilion and Southend Odeon. Sate your cultural appetite with an afternoon browsing the many small art galleries within the Leigh area

For those who appreciate living in a stylish and sophisticated environment, while also enjoying the convenience of nearby amenities and connections, this unique and wonderful family home offers the best of both worlds. With its prime location and abundance of local attractions, No. 96 Grange Road offers the perfect blend of luxury, comfort, elegance, and practicality, making it an ideal choice for families looking to settle in a vibrant and well-connected community.



GROUND FLOOR
Approx 83.5 sq. metres (899.3 sq. feet)

FIRST FLOOR
Approx 66.3 sq. metres (713.8 sq. feet)

SECOND FLOOR
Approx 30.1 sq. metres (324.3 sq. feet)

TOTAL AREA
Approx 180.0 sq. metres (1937.4 sq. feet)



* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering.

To watch our video of this amazing property scan the QR code above.

ashleigh stone

— THE COLLECTION —

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