



**BROWN & BRAND**



**Warren Road**  
Leigh-on-Sea, SS9 3TT

- Stunning 1930's Built Corner Plot Four Bedroom Detached Cottage Style Family Home
- Large Shaker Style Kitchen/Diner/Family Room
- Detached Brick Built Entertaining Area With Curved Bar
- Large Heated Swimming Pool

**£1,849,995**





Brown and Brand proudly present 'The Cottage', a rare gem steeped in history and elegance. Nestled within one of Leigh-on-Sea's most prestigious roads, this captivating residence exudes warmth and character, offering a haven of comfort for discerning families.

Boasting a rich heritage dating back to the 1930s, this cherished family home graces the market for the first time in three decades, offering a unique opportunity to own a piece of local history.

Upon entering, you are greeted by a grand entrance hallway, setting the tone for the spacious accommodation that lies beyond. The ground floor comprises a tranquil study, ideal for remote work or quiet reflection, while the inviting shaker style kitchen/family room provides the perfect backdrop for culinary delights and cherished family moments. A separate dining room offers an elegant space for formal gatherings, complemented by a large lounge to the front, bathed in natural light.

Step into the conservatory and be enchanted by its vaulted ceiling adorned with exposed beams, creating a picturesque setting for relaxation and entertainment. Adjacent, a utility room adds convenience to daily living. Ascending the staircase, you are welcomed by four generously proportioned bedrooms, each offering a retreat of serenity. The master bedroom boasts its own en suite, providing a private sanctuary for rejuvenation. A further four-piece bathroom suite caters to the needs of family and guests alike.

Outside, the beautifully maintained rear garden beckons with its enchanting ambiance, offering multiple entertaining areas for alfresco dining and leisure. Discover a barbecue seating area, partly sheltered for year-round enjoyment, alongside a heated swimming pool, perfect for cooling off on balmy summer days. A stunning brick-built bar/entertainment room completes the outdoor oasis, promising endless hours of enjoyment.

Convenience is key, with ample parking provided by a sweep in and out driveway leading to a double garage, ensuring effortless arrivals and departures.

Don't miss this rare opportunity to own a piece of Leigh-on-Sea's history. Arrange your viewing today and prepare to fall in love with 'The Cottage'.



## ACCOMMODATION COMPRISES:

Approached via original solid wood door giving access to:

### ENTRANCE HALLWAY

15' 9" x 16' 6" (4.8m x 5.03m) A spacious entrance hallway with exposed wooden beams. Solid wood flooring. Plates rack, Two radiators with decorative covers. Obscure leadlight window to side. Double doors leading to lounge and further single door with leadlight. Obscure panelling leading to dining room. Wall mounted thermostat control. Stairs to First floor with under stairs storage cupboard. Further door giving access to:



### STUDY

9' 10" x 8' 4" (3m x 2.54m) Leadlight windows to front. Solid wood flooring. Further obscure leadlight windows to side. Fitted desk and storage units. Exposed wooden beams. Plate racks. Radiator with decorative cover.

### DINING ROOM

16' 7" x 11' 9" (5.05m x 3.58m) An extremely grand room with original features including floor to ceiling brick built open fireplace with wood surround beams. Leadlight windows to front. Radiator with decorative cover. Fitted carpet. Ceiling rose.



### KITCHEN/DINER/FAMILY ROOM

26' 4" x 19' 3( Reducing to 9'7)" (8.03m x 5.87m) The kitchen is beautifully fitted with shaker style units with multiple cupboards and storage. Pantry. Granite worktops with one and a half sink unit with tap and drainer. Integrated double fridge/freezer. Rangemaster oven inset into recess with six ring gas hob over with extractor fan above. Fired earth tiled splash backs. Integrated dishwasher. Tiled flooring . Smooth plastered ceiling with inset spotlights. Coved ceiling. Breakfast island with storage cupboards below and integrated microwave. Granite work tops about with inset filtered water . Leadlight window to rear. Double doors giving access to garden . Opening giving access to :



### CONSERVATORY

15' 6" x 11' 4" (4.72m x 3.45m) Windows to side and rear. Wooden flooring. Vaulted ceiling with exposed beams. Radiator with decorative cover . Double doors giving access to rear garden.



### **LOUNGE**

20' 9" x 13' 4" (6.32m x 4.06m) Leadlight windows to front. Radiator. Smooth plastered ceiling with coving. Carpet .

### **UTILITY ROOM**

15' 8" x 6' 8" (4.78m x 2.03m) Obscure leadlight windows to front. Washing machine. Tumble dryer. Butler sink with wooden worktops. Heated towel rail. Tiled flooring. Smooth plastered ceiling with inset spotlights door to:

### **GROUNDFLOOR CLOAKROOM**

Two piece suite comprising of wash hand basin with mixer tap over and W/C. Heated towel rail. Obscure leadlight window to side. Tiled flooring. Smooth plastered ceiling with inset spotlights. Door from utility room giving access to:

### **DOUBLE GARAGE**

13' 7" x 13' 6" (4.14m x 4.11m) Up and over door with power and lighting cupboard. Housing boiler. Tiled flooring. Multiple storage cupboards.

### **FIRST FLOOR ACCOMMODATION**

#### **SPACIOUS LANDING**

Carpet. Large loft access. Radiator with decorative cover, Smooth plastered ceiling with coving. Doors leading through to:

#### **MASTER BEDROOM**

17' 1" x 14' 3" (5.21m x 4.34m) Leadlight windows to front. Radiator. Fitted wardrobes with sliding doors. Padded wall panels to one wall. Fitted bedside pendant lamps. Smooth plastered ceiling. Wood laminate flooring. Storage cupboard. Opening through to:

#### **EN SUITE**

10' 8" x 4' 6" (3.25m x 1.37m) Three piece suite comprising separate shower cubicle with rainforest shower over head and hand held attachment. Large wash hand basin with mixer taps over inset to vanity unit. Close coupled w/c. Tiled floor. Fully tiled walls. Ladder style radiator/towel rail. Smooth plastered ceiling with inset spotlights. Leadlight window to rear.





### **BEDROOM TWO**

17' 5" x 10' (5.31m x 3.05m) Leadlight windows to rear. Radiator. Fitted wardrobes. Smooth plastered ceiling with coving and pendant light. Carpet

### **BEDROOM THREE**

16' 6" x 9' 9" (5.03m x 2.97m) Leadlight windows to front and side. Radiator. Fitted wardrobes to one wall. Textured ceiling with coving and pendant light. Wood laminate flooring.

### **BEDROOM FOUR**

12' 7" x 9' 2" (3.84m x 2.79m) Leadlight windows to front. Radiator. Fitted wardrobes. Textured ceiling with coving and pendant light. Wood laminate flooring.



### **FAMILY BATHROOM**

Spacious fitted bathroom with a four piece suite comprising of a double walk in shower/steam room with shower over and glass shower screen. Jacuzzi corner bath with mixer taps over. Twin wash hand basins with mixer tap inset to vanity unit with storage under. Close coupled w/c. Ladder style radiator/towel rail. Smooth plastered ceiling with inset spotlights. Wood flooring. Leadlight windows to rear and side.



### **EXTERNALLY**

#### **ENTERTAINING AREA**

Outside area has been kept in keeping with the character of the property offering multiple entertaining areas including barbecue seating area which is partly under cover, heated swimming pool and a stunning brick built bar/entertainment room. Gated side access. Outside tap. Power and external lighting.

#### **LAWN AREA**

Beautiful and secluded well maintained lawn area with high hedging to front and side, mature trees with stunning shrub borders.

#### **OUTSIDE SEATING / DINING AREA**

Large paved porcelain patio leading to a under cover seating area, heat lamps, space for barbecue and a further dining area.





**BRICK BUILT ENTERTAINMENT ROOM**  
24' 5" x 24' 2" (7.44m x 7.37m) A fantastic entertainment room with built in curved bar with integrated fridges under. Double doors leading to water feature. Exposed wooden beams. Wooden flooring. Leadlight windows to rear. Two sets of double doors giving access to patio area.

**POOL AREA**

Heated swimming pool with diving board and slide. Large paved surround which extends to a further seating area.



**POOL ROOM**

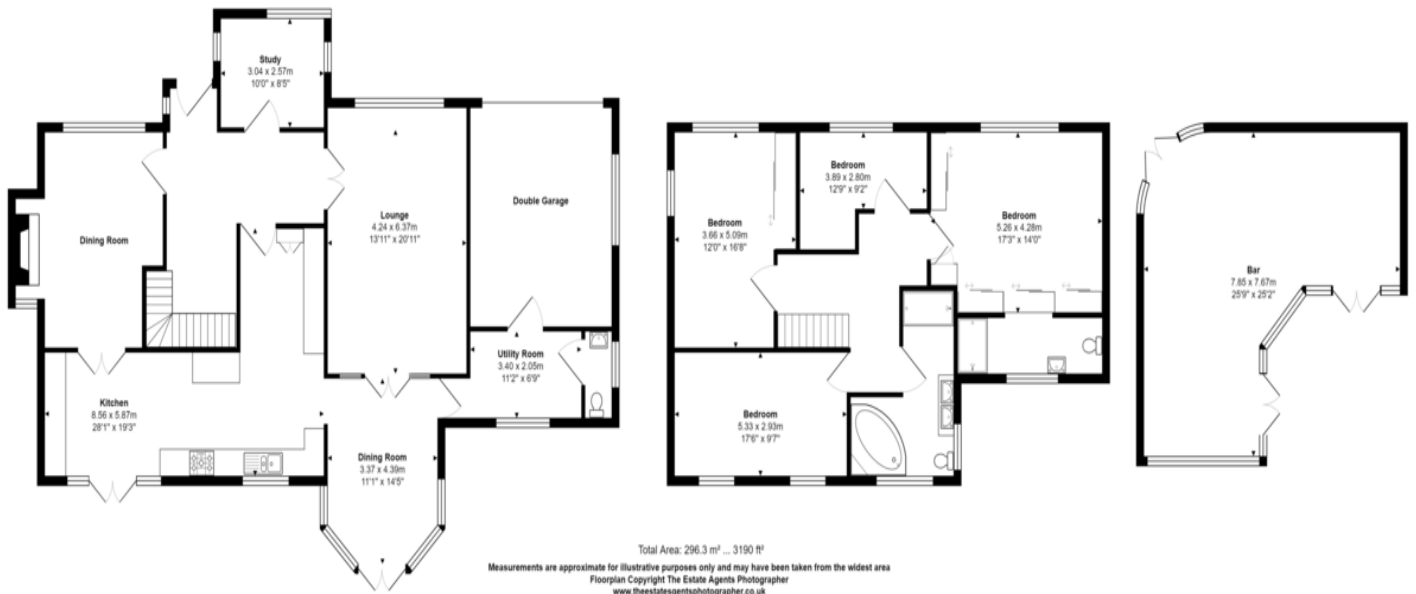
A brick built room housing all pumps and changing area. Door to W/C and wash hand basin. Further brick built storage shed with apex roofing.

**FRONT GARDEN**

The property is set well back from the private road with a sweeping block paved driveway providing ample off street parking. Paved footpath leading to entrance door with lawn area to both sides. High hedging surround with mature trees and shrubs. Access to double garage and gated side access.







Energy performance certificate (EPC)		
9 Warren Road LEIGH-ON-SEA SS9 3TT	Energy rating <b>E</b>	Valid until: 25 March 2034
		Certificate number: 2170-4667-4040-9008-5925
Property type	Detached house	
Total floor area	230 square metres	

**Rules on letting this property**

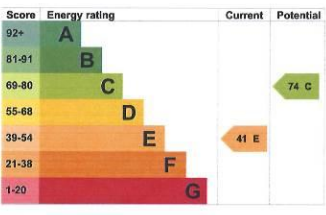
Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is E. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements