



130 Western Road

# 130 Western Road Leigh-On-Sea Essex SS9 2PN

Situated in the heart of the Marine Estate and therefore within the West Leigh School catchment is stunning and surprisingly spacious three bedroom detached bungalow. Standing on a wonderful south backing plot, this beautiful home has been tastefully maintained by the current owners and benefits from a garage and off street parking.

The accommodation comprises; spacious and welcoming entrance hall, a lovely dual aspect lounge with bi fold doors leading out to the rear garden, a separate open plan kitchen & dining room again with bi fold doors to the garden and a separate utility room. There are three well appointed double bedrooms, the master with fitted wardrobes and access to both an en suite shower room and pretty courtyard area, which is also accessed via bedroom three, whilst guest bedroom two has access to a modern three piece bathroom.

Externally the property sits on a wonderful south backing plot with a beautifully maintained and secluded rear garden creating a great space for outside dining and entertaining, whilst to the front there is an attached garage and ample off street parking.



The property is perfectly placed for all that Leigh has to offer with its bustling Broadway of shops, bars and restaurants, vibrant river frontage in the Old Town, schools suiting and catering for all ages as well as major transport links including road, rail and air and as such should be viewed without delay to avoid disappointment to appreciate the accommodation on offer.

## Accommodation Comprises:

The property is approached via double glazed entrance door leading to:

### Entrance Hall 26'6 x 8'1

A spacious entrance hall with wood flooring, coved and smooth plastered ceiling with inset spotlights, access to loft space, built in cloaks cupboard, power points, two radiators. Doors to accommodation off:

### Kitchen Diner 22'3 x 11'3

Double glazed window to rear aspect, the kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap and waste disposal unit inset into a range of granite work tops which continue to expanse most walls with an abundance of cupboards and drawers



#### Utility Room 6'1 x 5'7

Double glazed obscure door to side aspect, range of rolled edge worktops with cupboards beneath, space and plumbing for washing machine, wall mounted boiler (n/t), inset sink unit with mixer tap, tiled flooring, radiator.

#### Bedroom One 16'10 into Bay x 15'3

A spacious, bright and airy dual aspect room with double glazed bay window to front aspect with fitted Plantation Shutters, carpeted, power points, two wall light points, range of fitted floor to ceiling wardrobes (to remain), radiator, double glazed door to rear aspect leading to a small courtyard area. Door to:

#### En-Suite Shower Room 7'8 x 3'10

A modern three piece white suite comprising; fully tiled shower cubicle, low level WC/bidet combined, wash hand basin with vanity unit beneath, fully tiled surrounding walls, tiled flooring with under floor heating, smooth plastered ceiling with inset spotlights, heated towel rail.

#### Bedroom Two 11'10 x 9'8

Double glazed window to front aspect with fitted Plantation Shutters, carpeted, power points, range of fitted floor to ceiling wardrobes, smooth plastered ceiling, radiator. Door to:

#### Bathroom 8'4 x 6'7

Double glazed obscure window to side aspect, modern three piece white suite comprising; panelled bath with mixer tap and concealed shower curtain, low level WC, wash hand basin with mixer tap and vanity drawer beneath, fully tiled surrounding walls, heated towel rail, tiled flooring with under floor heating, door to hallway.



beneath, integrated double oven and five ring hob with extractor hood over, integrated dishwasher, space for fridge freezer, further range of matching eye level units with display cabinets and under counter lights, central island with matching granite worktops and cupboards beneath with stool seating around, coved and smooth plastered ceiling with inset spotlights, double glazed bi-folding doors opening to the rear garden, radiator, wood flooring with underfloor heating, glazed double doors leading into:

#### Lounge 15'3 x 13'3

A very bright and airy dual aspect room with double glazed window to front aspect and further double glazed bi-folding doors opening to the rear garden, a continuation of wood flooring with underfloor heating, coved and smooth plastered ceiling with inset spotlights, feature fireplace with gas coal effect fire.

### Bedroom Three 10'10 x 9'9

Double glazed door to side aspect giving access to a courtyard style garden, wood flooring, smooth plastered ceiling with inset spotlights, range of fitted office/storage cupboards, radiator.

### Externally

#### Rear Garden

The property benefits from an easily maintained south facing rear garden which commences with a large decked area and an ideal space for outside dining and entertaining, an additional attractive paved patio area all surrounded by an established array of flowers, shrubs and Hibiscus borders and all enclosed by screen panelled fencing, covered Gazebo area with lighting, side access to the front of the property, garden shed (to remain), outside tap.

#### Front Garden

Mainly paved allowing off street parking for several vehicles giving access to:

### Garage 16'3 x 8'5 (Internal Measurements)

Up and Over door, power and lighting connected, double glazed window to rear aspect with additional door leading to the courtyard style garden.







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Guide Price: £750,000 Freehold

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