



39 Western Road



# 39 Western Road Leigh-On-Sea Essex SS9 2PR

Home Estate Agents are privileged with instruction to offer for sale this fantastic four bedroom detached residence located within the heart of the desirable Marine Estate in Leigh-on-Sea. This superb family home boasts a stunning open-plan contemporary kitchen/family room, three bathrooms and is further complemented by off street parking, a detached garage and private rear garden.

The accommodation comprises; entrance porch, hallway, cloakroom, utility, lounge and a super open-plan kitchen/family room to the ground floor with landing, four bedrooms, two en suites and a family bathroom completing the first. Externally, the property features paved off street parking to front, a detached garage and a well presented private rear garden.

The property is served by gas central heating and offers replacement double glazing where mentioned.



Situated on Western Road, within the sought after Marine Estate in Leigh-on-Sea, the property is just a short stroll from nearby seafront, schools and mainline railway station. Also within easy reach is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

We strongly recommend internal viewings to avoid any disappointment.

## Accommodation Comprises:

### Entrance Porch

Tiled flooring, exposed brick wall, ceiling light, entrance door. Door into:

### Hallway

Karndean flooring, vintage style radiator, ceiling light, stairs leading to first floor with understairs storage cupboard, thermostat, double glazed lead light window to front. Door into:





### Utility Room

Karndean flooring, rolled edge laminate worksurfaces with fitted wall and base units, space for washing machine and tumble dryer, down lights. Door into:

### Cloakroom

Karndean flooring, radiator, WC, wash hand basin with mixer tap, tiled splashbacks, down lights, extractor, double glazed opaque lead light window to side.

### First Floor Landing

Fitted carpet, ceiling light, down lights, loft access, floor to ceiling storage cupboard, lead light windows to front, picture rail. Doors into:

### Bedroom One 14'0 x 11'3

Fitted carpet, radiator, picture rail, ceiling light, lead light window to side and double glazed lead light bay window to front, fitted storage cupboards. Door into:

### En-Suite

Tiled flooring and walls, picture rail, down light, extractor, walk in shower, WC, wash hand basin with mixer tap, double glazed lead light window to side.

### Bedroom Two 14'5 Max x 8'7

Fitted carpet, radiator, ceiling light, double glazed lead light window to rear. Opening into:



### Lounge 15'9 into Bay x 13'11

Wooden flooring, vintage style radiator, feature gas fireplace, single glazed lead light windows to side, double glazed lead light bay window to front, coved cornice, ceiling light.

### Kitchen Family Room 22'9 x 18'11

Karndean flooring, two radiators, down lights, ceiling lights above island, two sets of double glazed bi-folding doors to rear opening onto the rear garden, Quartz worksurfaces to wall and centre island, wooden wall and base units, integrated appliances including; Range Master oven with five burner gas hob and extractor over, part tiled walls, wine fridge and AEG dishwasher, space for fridge freezer, bowl sink with drainer and mixer tap.

### En-Suite

Karndean flooring, heated towel rail, down lights, extractor, double glazed lead light window to side, tiled corner shower, wash hand basin with mixer tap and vanity unit, WC.

### Bedroom Three 9'1 x 9'0

Fitted carpet, radiator, double glazed lead light window to rear, picture rail, ceiling light.

### Bedroom Four 8'10 x 8'5

Fitted carpet, radiator, ceiling light, double glazed lead light window to rear.

### Bathroom

Karndean flooring, part tiled walls, radiator with heated towel rail, down lights, extractor, freestanding bath with taps and shower attachment, WC, wash hand basin with taps and lead light window to side.

### Externally

### Frontage

Paved providing off street parking for two/three cars, shrubs.

### Rear Garden

A private rear garden measuring approximately 50ft with paved patio, lawn, shrubs, side access, greenhouse

### Detached Garage









**Guide Price: £900,000 - £925,000 Freehold**

**HOME - The Estate Agent of Leigh**  
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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