



FOR SALE  
home.  
01702 480033



23 Herschell Road

# 23 Herschell Road Leigh-on-Sea Essex SS9 2NH

Home Estate Agents are delighted to offer for sale this three bedroom detached house which is positioned in the very heart of Leigh-on-Sea.

The accommodation comprises; entrance hall, lounge, dining room, sitting room, kitchen, utility and a shower room to the ground floor with landing, three bedrooms and a modern family bathroom to the first floor. The property also features a large loft room in the second floor. Externally, this wonderful home benefits from having off street parking to front and a beautifully presented west facing garden to rear.

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



Situated on Herschell Road, within the desirable 'Marine Estate' in Leigh-on-Sea, this superb residence is just a short stroll from all local amenities which includes nearby seafront, parks, woods and mainline railway station- which serves London Fenchurch Street for commuters. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutique.

We strongly recommend internal viewing to avoid missing out.

## Entrance

Entrance door to front leading to:

## Hall

Karndean flooring, stairs leading to first floor with understairs storage, double glazed window to front, alarm system, HIVE thermostat, ceiling light, coved cornice. Doors into:

## Lounge 15'1 x 13'4

Fitted carpet, two radiators, log burner, coved cornice, ceiling rose with light, double glazed windows to side with fitted blinds, double glazed bay window to front.



**Dining Room** 12'6 x 11'4

Fitted carpet, two radiators, ceiling rose with light, double glazed windows to side with fitted blinds.. Bi-folding doors opening into:

**Sitting Room** 10'6 x 9'4

Karndeian flooring, bi-folding doors opening onto the rear garden, double glazed window to side with fitted blind, double glazed Skylight Velux windows, down lights, ceiling light, radiator.

**Kitchen/Breakfast Room** 18'2 x 13'8

Tiled flooring, radiator, coved cornice, three ceiling lights, double glazed Skylight Velux windows, wooden worksurfaces



with fitted wall and base units, tiled walls, Butler style sink with taps, Rangemaster oven with five burner gas hob with extractor over, integrated Bosch dishwasher, space for fridge freezer. Door into:

**Utility Room**

Karndeian flooring, space for washing machine and tumble dryer, units, down lights, Skylight window. Door into:

**Shower Room**

Karndeian flooring, walk in shower cubicle, heated towel rail, WC, wash hand basin with mixer tap and vanity unit, wall mounted LED mirror, down lights, extractor, double glazed Skylight Velux window.

**First Floor Landing**

Fitted carpet, double glazed opaque window to side, coved cornice, ceiling light, stairs leading to second floor. Doors into:

**Bedroom One** 14'10 x 13'1

Fitted carpet, built in wardrobe, radiator, coved cornice, ceiling light, double glazed bay window to front.

**Bedroom Two** 12'5 x 11'3

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

**Bedroom Three** 6'8 x 6'6

Fitted carpet, radiator, coved cornice, ceiling light, double glazed window to front with fitted blind.

**Bathroom**

Laminate flooring, heated towel rail, WC, wash hand basin with mixer tap, wall mounted mirrored cabinet, bath with taps and shower over, extractor, coved cornice, down lights, double glazed windows to rear with fitted blinds.

**Second Floor**

**Loft Room** 19'11 x 15'11

Fitted carpet, radiator, down lights, access to eaves storage, fitted wardrobes, double glazed Velux windows to front and rear with fitted blinds.

**Externally**

**Frontage**

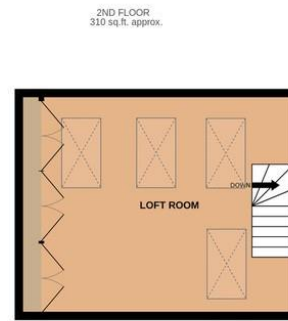
Off street parking, stones, shrubs, trees, flower bed, access to side.

**Rear Garden**

West facing rear garden measuring approx. 60ft with paved patio, lawn, seating area, shrubs, flower bed, summerhouse and greenhouse, outside lighting and water, sideways with storage for logs/bins and back store.







TOTAL FLOOR AREA: 1527 sq.ft. approx.  
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Price £975,000 Freehold

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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.