



53 Eaton Road

53 Eaton Road Leigh-on-Sea Essex SS9 3PF

Home Estate Agents are very excited to offer for sale this attractive three bedroom detached character house, which is located on the sought after Highlands Estate and stands on a generous sized plot with lots of scope and potential for further development.

The accommodation comprises; entrance hall, a south facing lounge, separate dining room overlooking the rear garden plus a fitted kitchen, whilst to the first floor there are three well appointed bedrooms and family bathroom with separate WC.

Externally the property benefits from a delightful and large rear garden with two patio areas whilst to the front, there is off street parking for several vehicles.



Situated in Eaton Road, Leigh On Sea, this charming family home is ideally located for Belfairs Woods and Golf Course, with Leigh Broadway also being close at hand as well as a 10 minute walk to the mainline railway station giving direct access to London Fenchurch Street.

Accommodation Comprises

The property is approached via solid oak entrance door leading to:

Entrance Hall 15'9 x 7'11

A welcoming entrance hall with lead light windows to front and side aspects, exposed floorboards, stairs leading to the first floor landing with under stairs storage cupboard, plate rail, radiator. doors to:

Lounge 14'9 (into bay) x 12'8

Double glazed lead light bay window to front aspect, carpeted, cornice to ceiling, picture rail, feature brick built fireplace, built in storage cupboards and shelving, radiator,



Dining Room 17'7 (max) x 12'1

Double glazed lead light windows to side aspect, double glazed lead light bay windows to rear with French doors to the garden, exposed floorboards, cornice to ceiling, feature fireplace with inset gas coal effect fire and wooden surround, radiator.

First Floor Landing 15'3 x 6'5

Double glazed lead light window to side aspect, carpeted, smooth ceiling, doors to:

Bedroom One 14'1 (into bay) x 11'6 (plus depth of wardrobe)

Double glazed lead light bay window to front aspect, carpeted, cornice to ceiling, built in wardrobes, radiator.

Bedroom Two 12'3 x 12'1

Double glazed lead light windows to side and rear aspect, carpeted, double glazed door to rear leading to roof balcony, picture rail, radiator.

Bedroom Three 11'7 (max) x 8'1

Double glazed lead light bay window to front aspect, carpeted, picture rail, radiator.

Bathroom 11'1 x 5'6

Double glazed obscure window to rear aspect, two piece suite comprising; bath with mixer taps and handheld shower attachment, pedestal wash hand basin, fully tiled to



Kitchen 10'9 x 9'6

Lead light windows to side and rear aspects. The kitchen is fitted to include a stainless steel sink with mixer tap and drainer unit inset into a range of roll edge work surfaces with cupboards and drawers beneath, integrated oven and grill with five ring gas hob and extractor hood above, further range of matching eye level wall mounted units, appliance space for dishwasher, washing machine and fridge/freezer, stable door to rear leading to rear garden, exposed floorboards, open into:

surrounding walls, radiator.

Separate W/C 4'10 x 2'7

Double glazed obscure lead light window to rear aspect, low level WC, partly tiled walls, tiled flooring.

Externally

Rear Garden

The property benefits from a great size rear garden with an attractive paved patio area to the immediate rear with the remainder being laid to lawn, mature tree and shrub borders, shingled pathway to side leading to the extreme rear of the garden, side gated access to front garden.

Front Garden

Shingled driveway providing ample off street parking, side gated access to rear garden.







Guide Price £575,000 Freehold

HOME - The Estate Agent of Leigh
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