



136 Glendale Gardens

136 Glendale Gardens Leigh-on-Sea Essex SS9 2BA

Home Estate Agents are very excited to offer for sale this surprisingly spacious five bedroom semi detached house which is situated within walking distance of the Broadway and mainline railway station, giving direct access to London Fenchurch Street.

The property stands on a south backing plot with spacious accommodation spread out over 3 floors which includes; entrance hall, ground floor cloakroom, lounge and a fabulous open plan kitchen & family room with bi-folding doors opening up to the rear garden.

The first floor benefits from a family bathroom, three well appointed bedrooms including a master bedroom with an en suite shower, whilst to the second floor there are two further double bedrooms and a modern fitted bathroom.

Externally the property offers a beautiful south backing rear garden with a wonderful patio, creating an ideal space for outside



dining and entertaining, whilst to the front there is off street parking for two vehicles.

Situated on Glendale Gardens, in the heart of Leigh on Sea, this impressive family home is perfectly located for Leigh Broadway and its array of shops, bars, restaurants and boutiques along with the beach also being close at hand as well as being in the Westleigh School Catchment.

Accommodation Comprises

Hallway 20'8 x 7'1

A spacious hall with stairs leading to the first floor landing with under stairs storage cupboard, tiled flooring with under floor heating, smooth plastered ceiling with inset spotlighting, doors to:

Ground Floor Cloakroom 5'3 x 2'11

Modern two piece suite comprising; low level WC, half pedestal wash hand basin, smooth plastered ceiling with inset spotlighting, heated towel rail.

Lounge 16'6 (into bay) x 9'2

Double glazed bay window to front aspect with bespoke fitted shutters, wood flooring with under floor heating, built-in sound



ceiling with inset spotlighting, tiled flooring with under floor heating.

Family & Dining Area 20'7 x 16'11

Double glazed bi folding doors which open up the entire rear of the house onto the garden, tiled flooring with under floor heating, vaulted ceiling with Velux windows, smooth plastered ceiling with inset spotlighting and sound system.

First Floor Landing 10'11 x 9'10

A spacious landing area with stairs leading to the second floor landing, carpeted, smooth plastered ceiling with inset spotlighting, built-in storage cupboard, radiator, doors to:

Bedroom One 14'4 x 10'11

Double glazed window to front aspect with bespoke fitted shutters, carpeted, smooth plastered ceiling with inset spotlighting, built-in wardrobe, radiator, door to:

En-Suite 10'3 x 4'9

Double glazed obscure window to front aspect, three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawers, tiled flooring, heated towel rail.

Bedroom Three 11'1 x 10'3

Double glazed window to rear aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling with inset spotlighting, radiator.

system, smooth plastered ceiling.

Open Plan Kitchen & Family Room 31'7 (reducing to 20'7) x 16'11

A fabulous open plan family space with two clearly defined areas as follows:

Kitchen 10'11 x 7'2

Double glazed obscure window to side aspect. The kitchen is fitted to include a stainless one and a quarter bowl sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units, an array of SIEMANS integrated appliances to remain which include oven and additional oven/microwave oven combined, plate warmer, dishwasher, fridge and separate freezer, integrated BOSCH washing machine, integrated bin storage, smooth plastered



Bedroom Five 9'8 x 6'2

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling with inset spotlighting, radiator.

Bathroom 9'1 x 5'11

Double glazed obscure window to side aspect, three piece suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring, heated towel rail.

Second Floor Landing 10'11 x 7'10

Velux window to rear aspect, carpeted, smooth plastered ceiling within inset spotlighting, radiator. doors to:

Bedroom Two 14'1 (plus depth of wardrobe) x 13'3

Double glazed windows to front aspect with bespoke fitted shutters, carpeted, range of built-in wardrobes, smooth plastered ceiling with inset spotlighting.

Bedroom Four 12'1 x 9'5

Double glazed window to rear aspect with bespoke fitted shutters, carpeted, built-in wardrobes, additional built-in eaves storage cupboards, smooth plastered ceiling with inset spotlighting, radiator.

Bathroom 8'4 x 5'9

Velux window to side aspect, three piece suite comprising; bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a great size south backing rear garden which commences with an attractive paved patio area to the immediate rear, creating an ideal space for outside entertaining. The remainder of the garden is laid to lawn with established flower and shrub borders and enclosed by screen panel fencing. Outside lighting, water tap, side access to the front of the property. There is a further patio area to the immediate rear with garden shed to remain.

Front Garden

The front of the property is blocked paved providing off street parking for two vehicles.











Guide Price £775,000 Freehold

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