

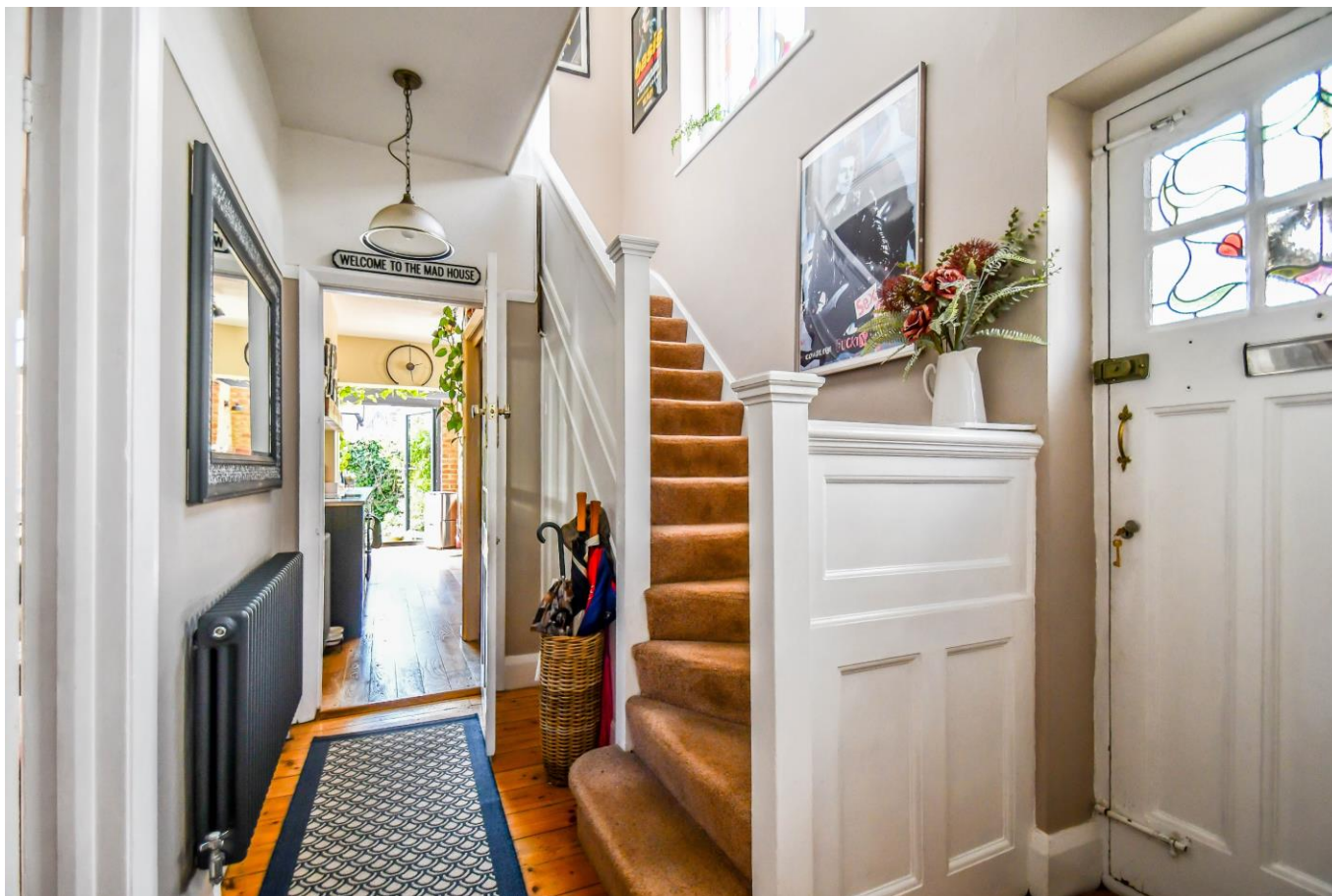


25 Carlton Drive

25 Carlton Drive Leigh-on-Sea Essex SS9 1DE

Home Estate Agents are delighted to offer for sale this gorgeous three bedroom detached family home that has been extended out and renovated to a high standard with meticulous attention to detail. Situated just south of Leigh Road and therefore within easy walking distance to Chalkwell Train Station or up towards an array of shops, restaurants, bars and cafes.

The accommodation comprises; a welcoming entrance hall, lounge with a feature log burner, fantastic open plan lounge/diner and a separate Kitchen with bi-folding doors opening onto the west backing rear garden. To the first floor landing there are three bedrooms which are all complemented by a family bathroom with freestanding bath and separate shower.



Externally the property sits proudly on a west backing plot with a wonderful rear garden and off street parking to the front.

Situated on Carlton Drive, south of Leigh Road in Leigh-on-Sea, this fabulous residence is just short stroll from nearby parks, schools, seafront and mainline railway station for commuters. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Accommodation Comprises

Entrance

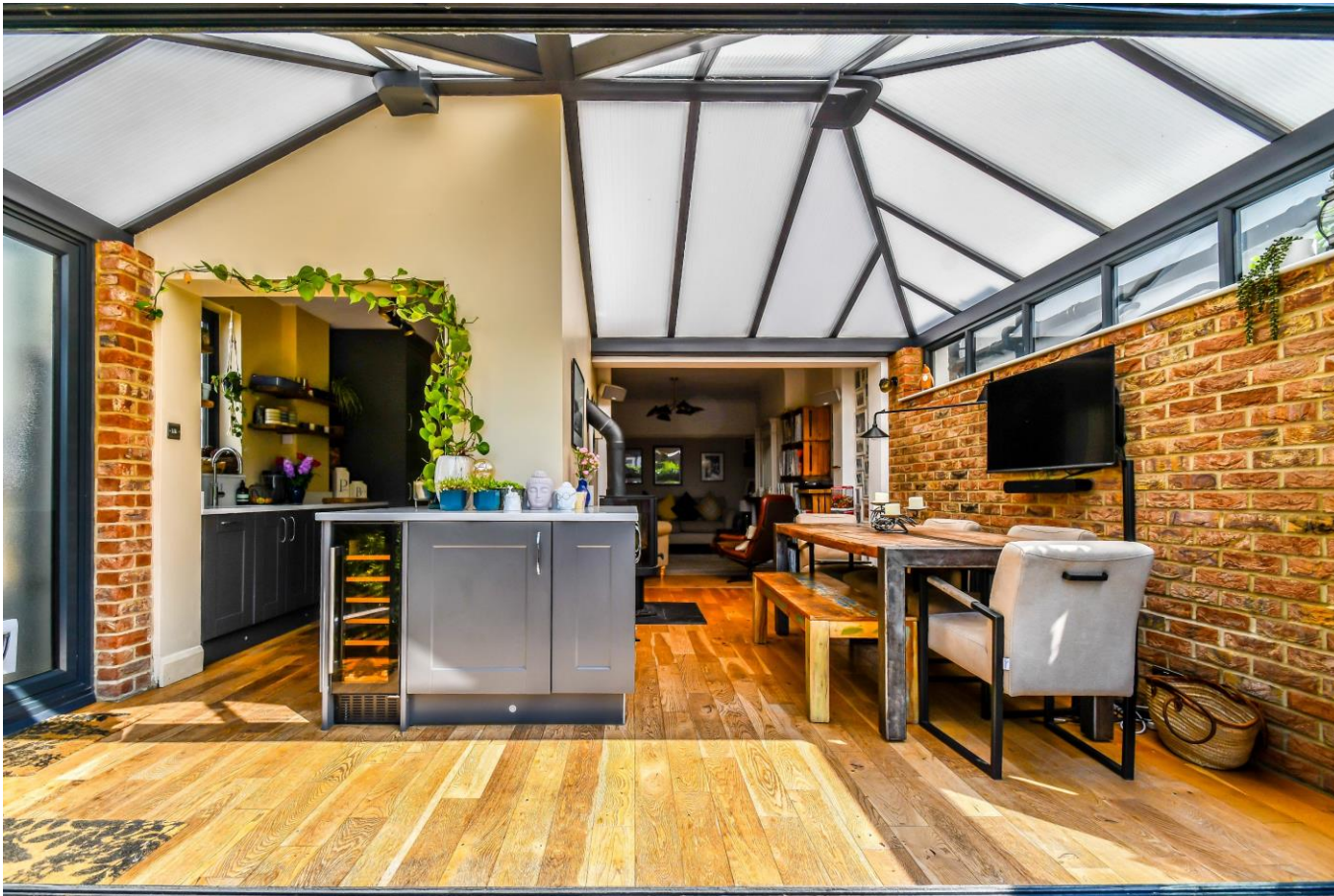
Wooden entrance door with feature stained glass windows to side into:

Hallway

Original wooden flooring, picture rail, stairs leading to first floor with under stairs storage cupboard, cast iron radiator.

Living Room 17' 5" x 15' 1

Original wooden flooring, bay window with stained glass and shutters to front, feature fireplace with slate hearth and wood burner, two cast iron radiators, picture rail, TV point.



Open Plan Lounge/Diner

Lounge Area 14' 9" x 10' 2

Original wooden flooring, picture rail, feature fireplace, cast iron radiator. Through to:

Dining Area 14' 11" x 8' 7

Wooden flooring, double glazed bi-folding doors to rear, wood burner, radiator, exposed brick wall.

Kitchen 13' 10" x 7' 3

Wooden flooring, Aluminium framed double glazed window and double glazed door to side, Sensa Quartz work surfaces, range of base units with plinth & under counter LED lighting,



large pantry cupboard, bespoke shelving, deep sink with Quooker boiling & filtered water tap, integrated Bosch fridge, Bosch double oven, Bosch induction hob with 3 rings & 2 hot plates, integrated Bosch dishwasher, integrated Bosch washing machine, integrated wine cooler, wrap around work surface, USB plug points.

First Floor Landing

Original wooden flooring, secondary glazed ornate window, ladder access to boarded loft, storage cupboard, cast iron radiator.

Bedroom One 10' 7" x 7' 10

Original wooden flooring, bay window to front with shutters, picture rail, radiator.

Bedroom Two 14' 9 x 10' 2

Original wooden flooring, double French doors to rear opening onto balcony, picture rail.

Bedroom Three 11' 10" x 6' 2

Original wooden flooring, windows to front and side with shutters, picture rail, radiator.

Bathroom 10' 7" x 7' 10

Recently completed with outstanding 9 year warranty on works, Quickstep fully sealed waterproof flooring, part tiled & part panelled walls, opaque Aluminium framed double glazed



windows to side and rear, WC, wash hand basin with tiled splash back, mirror above & cupboards below, large cupboard with internal shelving, free standing bath with separate large walk in corner shower cubicle, heated towel rail, spotlights.

Externally

Rear Garden

Wonderful west facing rear garden which is accessed via the dining room and kitchen. Commencing with steps leading to a paved patio area with mature shrub and flower borders. Brick building (originally the garage and is currently being used as a gym) with additional storage area to front portion.

Front Garden

Double gates with off street parking to side.











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Price £850,000 Freehold

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