



9 Warren Road

9 Warren Road Leigh-on-Sea Essex SS9 3TT

Home Estate Agents are privileged to offer for sale this incredible 1930's detached family home, situated in one of Leigh On Sea's most desirable roads and which stands on a generous sized plot with a fabulous rear garden, double garaging and ample off street parking.

Having not been on the market for over 30 years, this charming property offers well planned living accommodation to the ground floor which includes a grand entrance hall, a formal lounge to the front, a separate dining room, study, an impressive open plan kitchen/family room which overlooks the rear garden plus a wonderful double glazed conservatory. There is also a guest cloakroom and separate utility room completing the ground floor.

The first floor benefits from a spacious landing, a large family bathroom and four well appointed bedrooms including a master bedroom complete with en suite shower room.

Externally the property stands on a corner plot with beautiful landscaped gardens plus a sweeping in and out driveway to the front, allowing off street parking for several vehicles and giving further access to a double garage.



The rear garden is beautifully maintained with fabulous entertaining areas including a formal patio area to the immediate rear, a further patio area with heated swimming pool and a further part covered barbecue seating area. There is also a stunning purpose built garden/entertainment room with a cool bar area, creating a wonderful space for entertaining.

Situated on the highly sought after 'Warren Road' in Leigh-on-Sea, this wonderful detached house is just a stone's throw from nearby Belfairs woods and golf course as well as being within easy reach of local schools, station and seafront. Also within close proximity is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 20'1 (max) x 15'7 (max)

A gorgeous entrance hall with solid wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, exposed wooden beams, plate rail, radiator, doors to accommodation off.

Study 9'7 x 8'1

Lead light window to front aspect, solid wood flooring, exposed beams, plate rail, extensive range of fitted furniture to remain, further lead light window to side aspect, radiator.

Lounge 21'5 x 13'10

A fabulous main reception room with lead light window to front aspect, carpeted, coved and smooth plastered ceiling, radiator, glazed double doors leading to the conservatory.



Dining Room 17'1 x 11'6

Lead light window to front aspect, carpeted, feature open fireplace with brick built floor to ceiling surround and exposed wooden beams, radiator, glazed window and French doors to kitchen.

Open Plan Kitchen/Family Room 26'5 x 17'9 (reducing to 9'6)

A beautifully fitted shaker style kitchen which comprises; one and a quarter bowl sink unit with mixer tap, inset into a range of Granite work tops with cupboards and drawers beneath, built-in pantry, Rangemaster cooker with fitted extractor hood over, further range of matching eye level wall mounted units, integrated double fridge and double freezer, integrated dishwasher, breakfast bar with matching storage and integrated microwave and inset filtered water tap, tiled flooring, smooth plastered ceiling with inset spotlighting, glazed double doors to the rear garden, open plan to the conservatory.



Conservatory 15'6 x 11'1

Double glazed windows to rear and side aspects, tiled flooring, vaulted ceiling with exposed beams, radiator, double glazed French doors to the rear garden, door to utility room.

Utility Room 16'1 x 6'9

Lead light window to rear aspect, appliance space and plumbing for washing machine and tumble dryer, butler sink with mixer tap inset into wood work tops with cupboards beneath, smooth plastered ceiling with inset spotlighting, heated towel rail, doors to:

Ground Floor Cloakroom 6'10 x 2'7

Obscure glazed lead light window to side aspect, low level WC, wash hand basin with mixer tap, tiled flooring, smooth plastered ceiling with inset spotlighting.

First Floor Landing 14'11 x 13'11

A spacious landing which is carpeted, coved and smooth plastered ceiling with access to loft space, radiator, doors to:

Master Bedroom 17'4 (reducing to 13'10) x 11'11

Lead light window to front aspect, carpeted, extensive range of fitted floor to ceiling wardrobes, smooth plastered ceiling, feature padded buttoned panels to one wall, laminate wood flooring, radiator, doorway through to:

En Suite Shower Room 13'7 x 4'3

Lead light window to rear aspect, modern suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit beneath, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Two 17'6 x 9'7

Two lead light windows to rear aspect, carpeted, coved ceiling, radiator.

Bedroom Three 16'4 x 9'7 (plus depth of wardrobe)

Lead light window to front aspect, carpeted, floor to ceiling wardrobe, coved ceiling wood laminate flooring, radiator.

Bedroom Four 10'9 x 9'2

Lead light window to front aspect, wood laminate flooring, bespoke fitted wardrobe, radiator.

Family Bathroom 14'6 x 10'1

Lead light windows to rear and side aspects, modern suite comprising; jacuzzi corner bath, low level WC, twin wash hand basins with storage beneath, large walk-in shower cubicle, wood flooring, heated towel rail.

Externally

Rear Garden

The property benefits from a wonderful rear garden which commences with an extensive patio area to the immediate rear with a partly covered barbecue seating area, creating the ideal space for outside dining and entertaining. The remainder of the garden is neatly laid to lawn and secluded with an array of established flower and shrub borders, outside lighting, outside water tap.

Pool Area

Heated pool with diving board, slide and child safety pool cover, extensively paved around providing areas for seating and lounging, access to a brick built pool house housing all pumps and additional changing area with access to a cloakroom.

Purpose Built Entertainment Room 24'3 x 24'2

An impressive space with a feature curved bar with integrated fridges beneath, exposed wooden beams, wood flooring, lead light windows to rear and two sets of double doors to the front elevation.

Front Garden

The property is set back from the road with well maintained gardens and established borders. There is a block paved driveway allowing off street parking via sweeping in and out driveway for several vehicles with further access to:

Garage 16'5 x 12'7

With electronically operated up and over door, power and lighting connected.















£1,850,000 Freehold

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