



33 Harley Street



# 33 Harley Street Leigh-on-Sea Essex SS9 2NJ

Home Estate Agents are very excited to offer for sale this attractive three bedroom semi detached house, situated in one of the Marine Estates most sought after turnings, directly off Marine Parade and which stands on a generous size plot with a large west backing rear garden, detached garage and ample off street parking.

The accommodation comprises; spacious entrance hall, lounge, separate dining room plus an extended kitchen which overlooks the rear garden, whilst to the first floor there are three well appointed bedrooms and a modern bathroom with separate cloakroom.

Externally the property sits on a great size plot with a large west backing rear garden, a detached garage and additional off street parking both to the side and the front.



Situated in Harley Street, Leigh On Sea, this characterful family home is within the popular West Leigh School Catchment and a short stroll from the Broadway with its array of shops, bars, restaurants and boutiques. Leigh On Seas mainline railway station and Leigh beach is also within easy reach.

## Accommodation Comprises

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

### Entrance Hall 17'2 x 5'11

A great size entrance hall with Amtico wood flooring, stairs leading to the first floor accommodation with understairs storage cupboard, dado rail, picture rail, radiator, additional cloaks cupboard housing boiler (not tested), doors to:

### Lounge 15'6 into bay x 13'11

Lead light bay window to front aspect, carpeted, feature fireplace with open fire and attractive surround, cornice to





**Dining Room 13'1 x 12'1**

Window to rear aspect with central door to the garden, Amtico wood flooring, feature fireplace with wooden surround and tiled hearth, cornice to ceiling with central ceiling rose, plate rail, radiator.

**First Floor Landing 11'8 x 10'1**

Secondary lead light wood coloured window to side aspect, carpeted, dado rail, smooth plastered ceiling with access to loft space, built in storage cupboard, doors to:

**Bedroom One 15'11 into bay x 12'3**

Secondary glazed lead light bay window to front aspect, Amtico wood flooring, feature cast iron fireplace, cornice to ceiling, picture rail, radiator.

**Bedroom Two 13'6 x 10'10**

Window to rear aspect, Amtico wood flooring, cast iron fireplace, picture rail, radiator.

**Bedroom Three 8'8 x 7'9**

Lead light bay window to front aspect, carpeted, picture rail, radiator.

**Bathroom 9'7 x 5'8**

Double glazed obscure window to side aspect, three piece suite comprising; claw footed bath with mixer tap and shower



ceiling with central ceiling rose, picture rail, dado rail, radiator.

**Kitchen/Breakfast Room 16'10 x 7'10**

Window to side aspect with fitted plantation shutters, additional double glazed window to rear aspect with matching plantation shutters, kitchen is fitted to include a sink unit with mixer tap inset into a range of granite effect worksurfaces with an abundance of cupboards and drawers beneath, appliance space for cooker with fitted extractor hood above, further space and plumbing for washing machine and recess for fridge freezer, a range of matching eye level wall mounted units, tiled splashbacks, smooth plastered ceiling, high level window to side aspect, radiator.



attachment, pedestal wash hand basin with mixer tap, fully tiled shower cubicle, half tiled to surrounding walls, tiled flooring, radiator.

#### Separate WC 4'3 x 3'1

Obscure glazed window to side aspect, wall mounted wash hand basin with mixer tap, low level WC, smooth plastered ceiling, wood laminate flooring, dado rail.

#### Externally

#### Rear Garden

The property benefits from a great size west backing rear garden which commences with a paved patio area to the immediate rear and the remainder is laid to lawn and is enclosed by screen panelled fencing, array of flower and shrub borders, green house, side access to front and access to garage.

#### Front

Block paved providing off street parking for three/four cars with independent driveway leading down to detached garage.

(Please note there are parking restrictions on the road between 2-3pm)

#### Detached Garage

Garage with ample storage.











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Price £760,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330