



5 Hazel Close

5 Hazel Close Leigh-on-Sea Essex SS9 2UG

Home Of Leigh are very excited to offer for sale this absolutely charming three bedroom detached character house, situated in this enviable cul de sac position on a much larger than average west backing plot and offering plenty of scope and potential to extend subject to the usual planning consents.

Built in 1934, this lovely property boasts immaculately maintained living accommodation which comprises; spacious entrance hall, lounge and separate dining room, fitted kitchen whilst to the first floor there are three well appointed bedrooms and a bathroom with separate cloakroom.

Externally the property stands on a generous size west backing plot with gardens to the rear and the side with additional off street parking to the front.



Situated on Hazel Close, Leigh on Sea and within the sought after Marine Estate, this family home is within easy reach of the Broadway and its extensive range of shops, bars, restaurant and boutiques as well as the beach and mainline railway station also being close at hand.

Accommodation Comprises

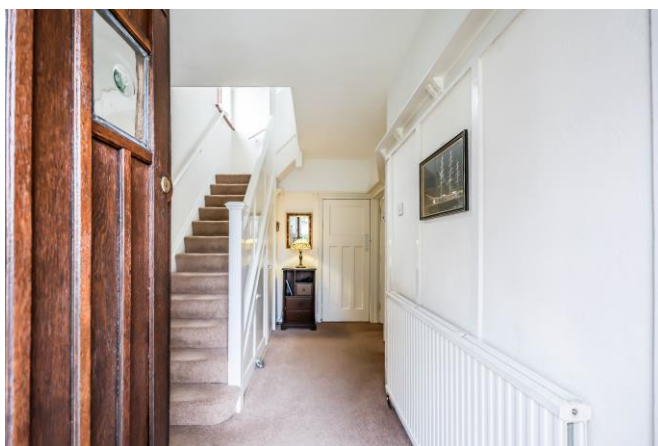
Part glazed entrance door leading to:

Entrance Hall 14'7 x 7'3

A spacious entrance hall with stairs leading to first floor accommodation and understairs storage cupboard, carpeted, fitted cloaks cupboard, obscure lead light window to front aspect, plate rack, radiator. Doors to:

Lounge 16'1 into bay x 13'5

Double glazed lead light bay window to front aspect, carpeted, feature tiled fireplace with matching tiled hearth, coved cornice to ceiling, picture rail, additional double glazed lead light window to side aspect, two radiators.





Dining Room 13'7 x 12'4

Double glazed window to rear aspect with doors to garden, additional double glazed obscure window to side, carpeted, coved cornice to ceiling, picture rail, feature fireplace with tiled hearth and attractive wooden surround, radiator. Archway to:

Kitchen 9'8 x 7'9

Double glazed window to rear aspect, stainless steel single drainer sink unit inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built in oven and four ring electric hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, space for



fridge freezer, tiled flooring, smooth plastered ceiling.

First Floor Landing 11'5 x 7'10

Double glazed lead light obscure window to side aspect, carpeted, picture rail, access to loft. Doors to:

Bedroom One 13'2 x 12'6

Double glazed lead light window to front aspect, carpeted, coved cornice to ceiling, tiled fireplace with matching hearth, radiator.

Bedroom Two 13'6 x 12'6

Double glazed window to rear aspect, carpeted, feature tiled fireplace, picture rail, radiator.

Bedroom Three 9'11 x 7'11

Double glazed lead light windows to both front and side aspect, carpeted, picture rail, radiator.

Bathroom 7'10 x 5'5

Double glazed obscure window to rear aspect, two piece suite comprising; panelled bath with mixer tap, pedestal wash hand basin with mixer tap, radiator.

Separate WC 4'11 x 2'7

Double glazed obscure window to side, low level WC, smooth plastered ceiling.



Externally

Rear Garden

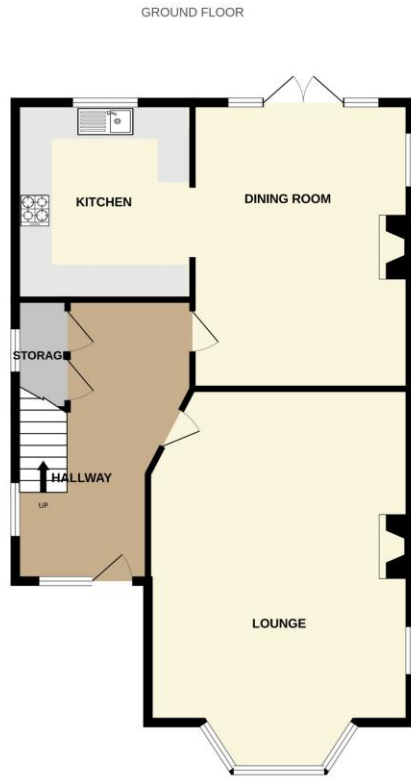
The property benefits from a larger than average size west backing rear garden which is mainly laid to lawn, side access to front.

Front Garden

Laid to lawn with brick retaining wall and off street parking for several vehicles.







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Guide Price £600,000 Freehold

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