

home.

NORTHWOLD  
VILLAS

68

**£525,000**

Rectory Grove, Leigh-On-Sea

## 68 Rectory Grove, Leigh-On-Sea, Essex, SS9 2HJ

Home Of Leigh are very excited to offer for sale this absolutely charming three bedroom semi detached house, situated in the heart of Leigh on Sea and therefore within walking distance of the bustling Broadway and its extensive array of shops, bars, restaurants and boutiques.

The accommodation comprises; entrance hall, a spacious through lounge & dining room with access the rear garden, a separate modern fitted kitchen/breakfast room with feature bay window and separate utility room and ground floor cloakroom.

The first floor benefits from a split level landing, three well appointed bedrooms including spacious master bedroom with bay window and modern four piece bathroom suite.

Externally the property benefits from a great size rear garden with an extensive patio area, summer house and side access to the front garden.



### Accommodation Comprises:

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

### Entrance Hall: 19'1 x 5'3

A welcoming entrance hall with stairs leading to the first floor landing with under stairs storage cupboard, exposed and varnished floorboards, cornice to ceiling, picture rail, radiator, doors to:

### Lounge/Diner: 24'2 x 11'4 (reducing to 9'3)

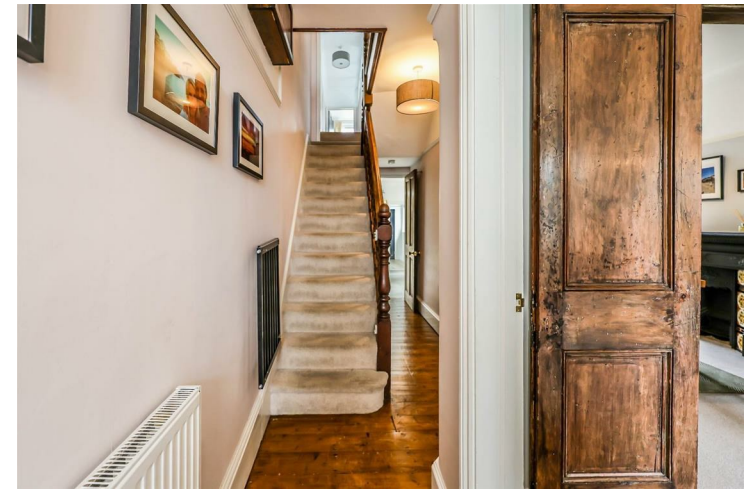
A great size dual aspect room with double glazed sash bay window to front aspect, carpeted, cornice to ceiling with twin central ceiling roses, picture rail, two feature fireplaces with tiled back and attractive surround, double glazed French doors to rear aspect giving access to the garden.

### Kitchen/Breakfast Room: 13'4 x 10'8 (into bay)

Bay window to side aspect, part glazed door to side. The kitchen is fitted to include twin sink units with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, appliance space for cooker, further range of matching eye level wall mounted units, built-in storage cupboard, tiled splash backs, radiator, door to:

### Utility Room: 9'1 x 8'2

Two windows to side aspect, appliance space and plumbing for washing machine and dishwasher, built-in storage cupboard, coved and smooth plastered ceiling, picture rail, access to the boiler room measuring 5'4 x 3'2 housing a wall mounted combination boiler, further door to:



**Bedroom Two: 10'11 x 9'3**

Double glazed window to rear aspect, carpeted, coved and smooth plastered ceiling with ceiling rose, picture rail, feature cast iron effect fireplace.

**Rear Landing: 13'1 x 3'1**

Carpeted, coved and smooth plastered ceiling, picture rail, doors to:

**Bedroom Three: 9'1 x 8'10**

Double glazed window to rear aspect, carpeted, coved and smooth plastered ceiling with ceiling rose, picture rail, radiator.

**Bathroom: 9'5 x 5'7**

Double glazed obscure window to side aspect, modern suite comprising; wood panel bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin with vanity unit, coved and smooth plastered ceiling with inset spotlighting, radiator.

**Separate WC: 5'11 x 2'8**

Double glazed obscure window to side aspect, low level WC.

**Externally:**

**Rear Garden:**

The property benefits from a great size rear garden with patio area and extensive lawn with panel fencing, summer house to remain, side access to the front.



**Ground Floor Cloakroom: 3'9 x 3'5**

Double glazed obscure window to rear aspect, low level WC, wall mounted wash hand basin, tiled flooring.

**First Floor Landing: 11'9 x 5'1**

Carpeted, picture rail, coved and smooth plastered ceiling with access to loft space, fitted storage cupboard, doors to:

**Bedroom One: 14'10 x 12'8 (into bay)**

Double glazed sash bay window to front aspect, carpeted, coved and smooth plastered ceiling, feature fireplace with tiled back and wooden surround, radiator.



Made with Metropix ©2024



# £525,000 Freehold

HOME - The Estate Agent of Leigh  
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

**LOCAL AUTHORITY**  
 Southend

**COUNCIL TAX BAND**  
 D

**TENURE**  
 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**VIEWINGS**  
 By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.