

home.

£535,000

Oakleigh Park Drive, Leigh-On-Sea



# 117 Oakleigh Park Drive, Leigh-On-Sea, Essex, SS9 1RT

Home Estate Agents are excited to welcome you to Oakleigh Park Drive, Leigh-On-Sea! This charming terraced house boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, making it the perfect family home.

As you step inside, you'll be greeted by beautiful original features that add character and warmth to the property. The two reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones.

Located in the heart of Leigh-On-Sea, this property enjoys an excellent location close to Leigh Broadway, known for its vibrant atmosphere and array of shops and restaurants.

One of the standout features of this property is the west-facing garden, perfect for enjoying the afternoon sun and hosting summer barbecues.

With off-street parking available for 2 vehicles, you'll never have to worry about finding a spot for your cars after a long day.

Don't miss out on the opportunity to make this house your home and enjoy the best of what Leigh-On-Sea has to offer. Contact us today to arrange a viewing and start envisioning your life in this wonderful property.



## Front

Off street parking for 2 cars

## Entrance

Wood effect lino flooring, skirting, dado rail, radiator, picture rail, cornicing, ceiling lights, obscured double window & solid wood panelled door with obscure windows.

## Lounge

Carpet flooring, skirting, picture rail, cornicing, ceiling rose, ceiling light, double glazed bay window to front, radiator.

## Dining Room

Carpet floor, skirting, picture rail, cornicing, ceiling rose, pendant light, double glazed windows to rear, double glazed patio door to rear, brick feature fireplace, radiator, solid wood panelled door with obscure windows.

## Kitchen

Tile effect floor, skirting, upright radiator, ceiling light, brick feature wall, roll top work surfaces, base & wall cabinets, sink with drainer, space for appliances, oven with hob, extractor, double glazed patio door to rear, double glazed window to rear, solid wood panelled door with obscure decorative glass.

## Landing

Carpet floor, skirting, dado rail, picture rail, access to loft, pendant light, storage cupboard.

## Bathroom

Wood effect lino floor, part tiled part panelled walls, ceiling light, panelled bath with electric shower, obscure double glazed window to rear, toilet, sink, heated towel rail.





### Bedroom One

Wood effect laminate, skirting, picture rail, cornicing, fitted wardrobes, feature fireplace, ceiling light, double glazed bay window to front, radiator

### Bedroom Two

Wood effect laminate floor, skirting, picture rail, ceiling light, radiator, feature fireplace, double glazed window to rear.

### Bedroom Three

Wood effect laminate, skirting, radiator, double glazed window to front, pendant light.







**£535,000 Freehold**

HOME - The Estate Agent of Leigh  
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**LOCAL AUTHORITY**  
Southend City Council

**COUNCIL TAX BAND**  
C

**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |  | Current   | Potential               |
|---|--|-----------|-------------------------|
| Very energy efficient - lower running costs |  |           |                         |
| (92 plus) <b>A</b>                          |  |           | <b>88</b>               |
| (81-91) <b>B</b>                            |  |           |                         |
| (69-80) <b>C</b>                            |  | <b>70</b> |                         |
| (55-68) <b>D</b>                            |  |           |                         |
| (39-54) <b>E</b>                            |  |           |                         |
| (21-38) <b>F</b>                            |  |           |                         |
| (1-20) <b>G</b>                             |  |           |                         |
| Not energy efficient - higher running costs |  |           |                         |
| <b>England &amp; Wales</b>                  |  |           | EU Directive 2002/91/EC |

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.