

home.

OFFERS IN EXCESS OF

£999,995

Burnham Road, Leigh-On-Sea

108 Burnham Road, Leigh-On-Sea, SS9 2JS



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Home Estate Agents are incredibly proud to welcome you to this stunning detached house located on Burnham Road in the sought-after Marine Estate of Leigh-On-Sea. This property boasts four spacious bedrooms, making it ideal for families looking for a comfortable and stylish home.



One of the standout features of this property is the ample parking space available, with room for up to three vehicles, perfect for those with multiple cars or guests visiting. The great size rear garden provides a lovely outdoor space for relaxation and entertainment, while the off-street parking ensures convenience for you and your visitors.

Inside, you'll find a dedicated home office, ideal for those working remotely or needing a quiet space to focus. Additionally, there is a kids playroom, offering a designated area for little ones to play and let their imaginations run wild.

The modern kitchen and bathrooms add a touch of luxury to this already impressive property. The house is superbly decorated throughout, creating a warm and inviting atmosphere for you to call home.

Don't miss out on the opportunity to own this fantastic property in a prime location. Contact us today to arrange a viewing and experience the charm and comfort this house has to offer.



Entrance Hall

Herringbone Karndean flooring, double glazed stained glass windows to front, cornice, dado rail, ceiling light and spot lights, stairs rising to first floor with understairs storage, radiator. Door to:

Lounge

16'9 x 16'1
Basket Weave Amtico flooring, double glazed obscure windows to side, double glazed French doors, coved cornice, ceiling light and wall lights, picture rail, two radiators, feature open working fireplace. French doors leading to:

Kitchen/Diner

16'9 x 14'8
Chevron Karndean flooring, double glazed window to rear, double glazed patio door leading to garden, ceiling light, spotlights and wall points, range of wall and base units with marble effect style acrylic worksurfaces, centre island with integrated dishwasher and storage, sink with drainer, integrated four ring gas hob, Zanussi oven, wine cooler, space for further appliances.

Utility Room

7'1 x 5'3
Chevron Karndean flooring, double glazed obscure window and patio door both to side, ceiling light, integrated AEG microwave, integrated washing machine, space for dryer, radiator.

Playroom

14'8 x 10'10
Carpeted, two Velux windows to side, spotlights, storage cupboards, carpeted stairs leading to upper level, vertical radiator.





Snug

12'3 x 12'1

Carpeted, double glazed bay window to front with shutters, coved cornice, ceiling light, radiator.

Office

12'3 x 6'5

Herringbone Karndean flooring, coved cornice, ceiling light, storage cupboard, radiator.

Downstairs WC

7'1 x 3'1

Tiled flooring, double glazed obscure window to side, ceiling light, wash hand basin, WC, radiator.

First Floor Landing

Carpeted, access to loft, coved cornice, ceiling light, dado rail, radiator. Doors to:

Bedroom One

15'10 x 11'5

Carpeted, double glazed window to rear, coved cornice, panelled walls, ceiling light, fitted wardrobes, air conditioning unit, radiator. Door to:

En-Suite

10'0 x 4'0

Tiled flooring, part tiled walls, double glazed obscure window to side, ceiling light, shower, WC, His and Hers wash hand basin with vanity mirrors, extractor, heated towel rail.

Bedroom Two

16'3 x 13'10

Carpeted, double glazed window to front, part panelled walls, coved cornice, two ceiling lights, storage cupboard, air conditioning, radiator.

Bedroom Three

15'10 x 10'11

Carpeted, double glazed window to rear with shutters, coved cornice, ceiling light, air conditioning, panelled walls with hidden eaves storage, radiator.

Bedroom Four

13'7 x 8'0

Carpeted, double glazed window to front with shutters, coved cornice, ceiling light, part panelled walls, air conditioning, radiator.

Bathroom

10'3 x 7'8

Tiled flooring, tiled walls, double glazed obscure window to side, bath, spotlights, shower cubicle, wash hand basin with vanity storage, WC, extractor, heated towel rail.

Externally

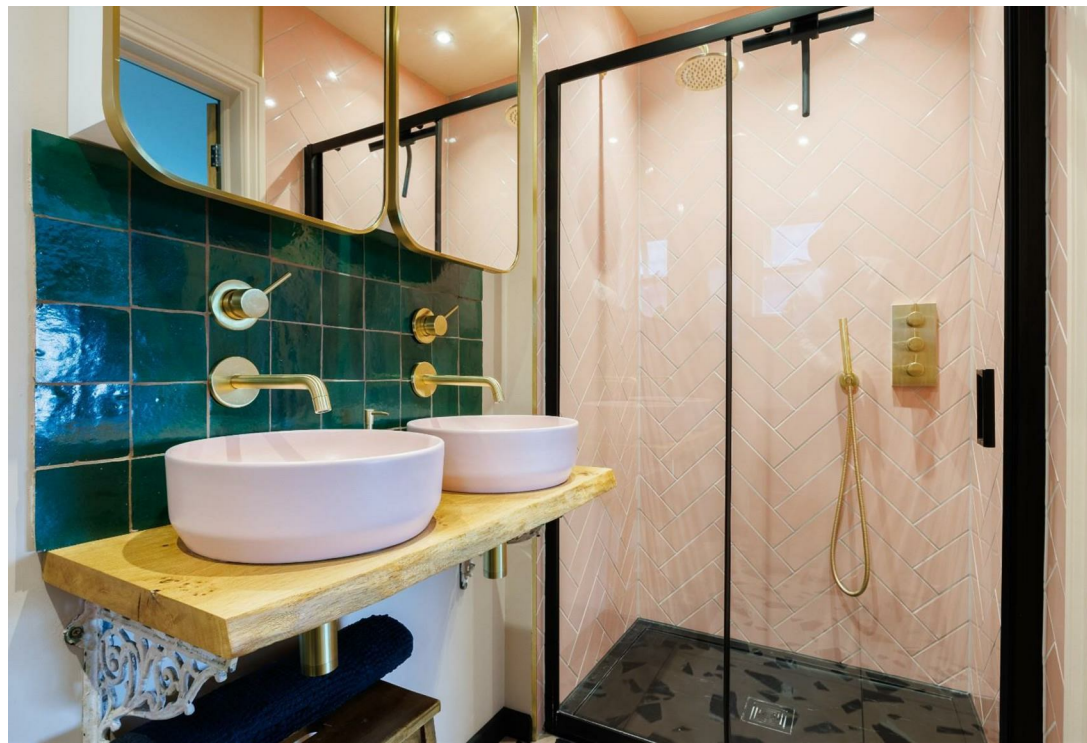
Rear Garden

Beautiful and spacious 'L shaped' rear garden, laid with artificial grass. Side access to front driveway, raised radial pergola, kids play area and summer house to rear.

Frontage

Off street parking for several cars

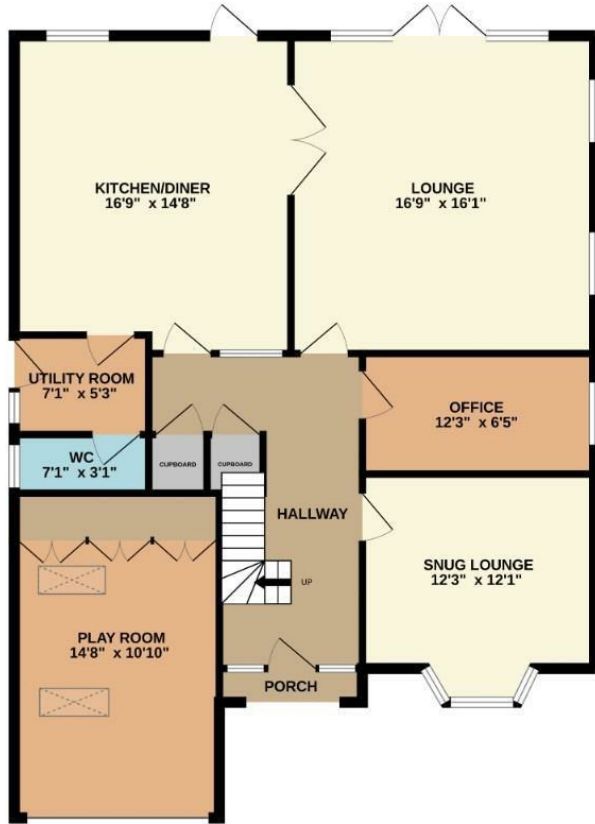




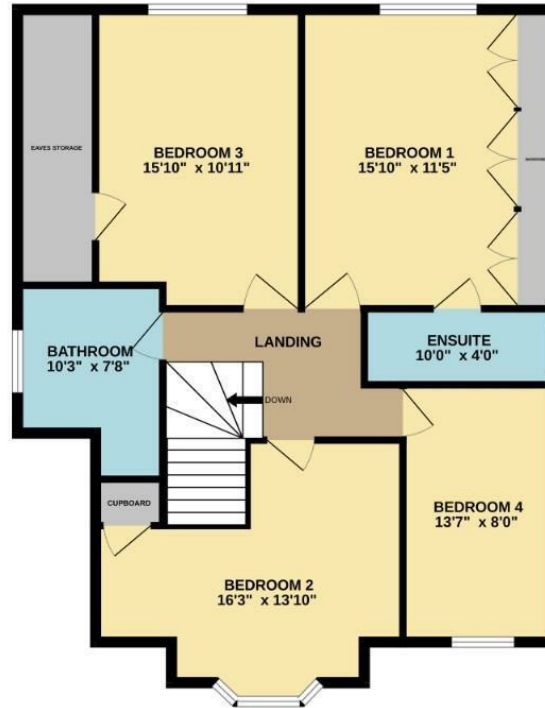




GROUND FLOOR
1133 sq.ft. approx.



1ST FLOOR
929 sq.ft. approx.



TOTAL FLOOR AREA: 2062 sq.ft. approx.
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Offers In Excess Of £999,995 Freehold

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		72	81
England & Wales		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.