

home.

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GUIDE PRICE

£575,000

Marguerite Drive, Leigh-On-Sea

50 Marguerite Drive, Leigh-On-Sea, SS9 1NW



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Home Estate Agents are delighted to offer for sale this smart three bedroom terraced family home situated in the highly desirable location south of the London Road.

The accommodation comprises: entrance hall, lounge, open plan kitchen/diner and a further utility area to the ground floor. To the first floor, landing, three bedrooms and modern white four piece bathroom with outside front and a private rear garden.

The property also benefits from radiator heating served by a gas boiler along with having double glazing throughout.

Being perfectly placed for Leigh Road whilst the bustling Broadway along with mainline railway station with C2C services to London, schools suiting and catering for all age groups and other major transport links all being within easy reach.



Entrance

Personal entrance door to:

Entrance Hall

Wooden flooring, dado rail, picture rail, stairs rising to first floor landing, radiator. Doors into:

Lounge

16'5" x 12'1"

Wooden flooring, double glazed bay window to front with shutters, beautiful feature fireplace with tiled inserts and wooden surround and mantle, shelving to either side of recess, coved cornice, picture rail.

Open Plan Kitchen/Diner

18'2 x 13'3 > 9'9

Kitchen

9'9 x 7'9.

Wooden flooring, double glazed window to rear, range of wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, tiled splashbacks, coved cornice, down lights, space for Range cooker, archway leading through to utility area. Open to:

Dining Area

13'3 x 10'1

Wooden flooring, double glazed doors to rear leading to garden, beautiful feature fireplace, picture rail, coved cornice. ceiling light, radiator.

Utility Area

9'3" x 6'8"

Wooden flooring, double glazed window to rear and double glazed door to side leading to garden, stainless steel sink with drainer and mixer tap, tiled splashbacks, base unit with worksurfaces and shelving, cupboard housing boiler, space for fridge freezer, washing machine and dishwasher, ceiling light, radiator.

First Floor Landing

Fitted carpet, picture rail, dado rail, access to loft. Doors to:

Bedroom One

16'6" x 11'2"

Fitted carpet, double glazed window to front with shutters, coved cornice, picture rail, ceiling light, radiator.





Bedroom Two

13'3" x 10'3"

Fitted carpet, double glazed window to rear with blind, coved cornice, picture rail, ceiling light, radiator.

Bedroom Three

8'3" x 6'8"

Fitted carpet, double glazed window front with shutters, ceiling light radiator.

Bathroom

10'0" x 7'8"

Vinyl flooring and part tiled walls, double glazed obscure window to rear, oval bath with floorstanding taps, wash hand basin with mixer tap and vanity unit, walk in shower cubicle with shower, fitted storage, down lights, coved cornice, chrome radiator.

Externally

Front

Wall enclosed front garden.

Rear Garden

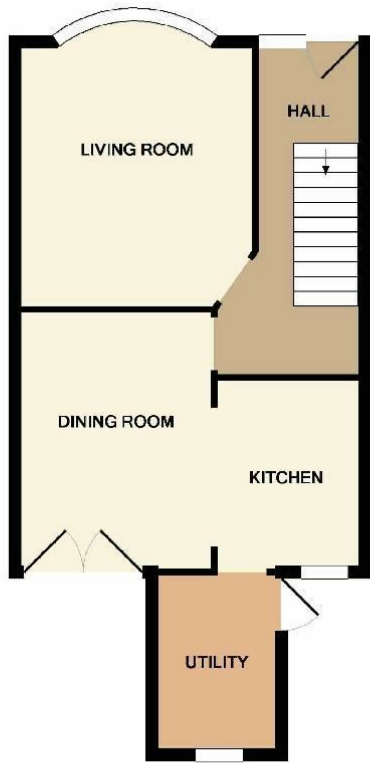
Rear garden measuring approx 43ft commencing with paved patio and the remainder being laid to lawn with flower and shrub borders, further paved patio area, garden shed and outside tap.



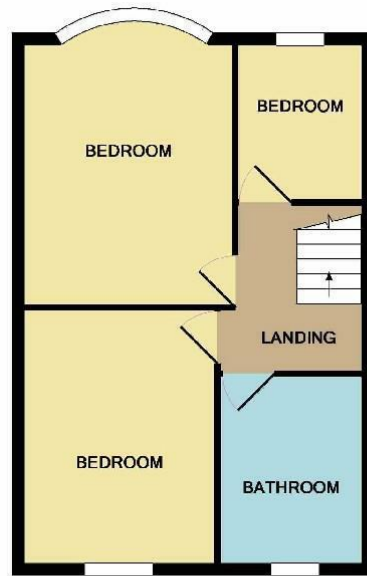


Cocktails





GROUND FLOOR
APPROX. FLOOR
AREA 543 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £575,000 Freehold

HOME - The Estate Agent of Leigh
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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.