



100 Salisbury Road

# 100 Salisbury Road Leigh-on-Sea Essex SS9 2JN

Home Of Leigh are proud to present this beautifully appointed three bedroom semi detached house, located on the sought after Marine Estate and therefore within the sought after West Leigh School Catchment.

The accommodation comprises; spacious entrance hall, guest cloakroom, a west facing lounge and a fabulous open plan kitchen, dining and family area overlooking the rear garden, whilst to the first floor there is a family bathroom and three well appointed bedrooms with an en suite shower room to the master.

Externally the property benefits from a great size rear garden which creates a wonderful space for outside dining and entertaining, whilst to the front there is a block paved driveway providing off street parking for two vehicles.



Situated on the desirable 'Marine Estate' in Leigh-on-Sea, this impressive semi-detached house is within close proximity to the fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques as well as being within walking distance of the mainline railway station, serving London Fenchurch Street for commuters.

## Accommodation Comprises

The property is approached via double glazed entrance door into:

### Entrance Hall 21'2 x 15'11 < 3'8

A spacious entrance hall with Karndean wood flooring, coved ceiling with inset spotlighting, radiator, stairs leading to the first floor accommodation. Doors to:

### Ground Floor Cloakroom 7'4 x 2'8

Modern two piece suite comprising low level WC, wash hand basin with vanity unit and mixer tap, Karndean wood flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.



washing machine, central island with matching cupboards and drawers beneath and integrated wine cooler, covered to smooth plastered ceiling with inset spotlighting, Karndean wood flooring. Open plan to:

**Sitting Area 13'8 x 11'1**

Double glazed window to side aspect, continuation of Karndean wood flooring, covered to smooth plastered ceiling with inset spotlighting, radiator, double glazed bi-folding doors opening onto the rear garden.

**First Floor Landing 18'1 max x 13'9 max**

Double glazed obscure window to side aspect with bespoke fitted Plantation shutters, carpeted, covered to smooth plastered ceiling with inset spotlighting and further access to the loft space, built in storage cupboard. Doors to:

**Bedroom One 16'1 x 15'7**

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, carpeted, covered to smooth plastered ceiling, extensive range of floor to ceiling fitted wardrobes to the expanse one wall with matching dressing table and drawers, additional double glazed window to front aspect with bespoke fitted Plantation shutters, radiator. Door to:



**Lounge 15'8 into bay x 11'11**

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, carpeted, covered to smooth plastered ceiling, understairs storage cupboard, radiator.

**Open Plan Kitchen & Family Room 24'7 x 16'1 < 11'2**

**Kitchen Area 16'1 x 11'1**

Double glazed window to rear aspect, beautifully fitted kitchen which comprises; double Butler sink with mixer tap inset into a range of Quartz worksurfaces with an abundance of cupboards and drawers beneath, integrated double oven with five ring hob and extractor hood above, integrated fridge and separate freezer, further integrated dishwasher and

### En-Suite Shower Room 8'3 x 4'1

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit below, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

### Bedroom Two 13'2 x 9'7 plus depth of wardrobes

Double glazed window to rear aspect, carpeted, extensive range of floor to ceiling fitted wardrobes to the expanse one wall matching dressing table and drawers, covered to smooth plastered ceiling, built in storage cupboard, radiator.

### Bedroom Three 11'1 x 6'2

Double glazed window to rear aspect, covered to smooth plastered ceiling, fitted floor to ceiling wardrobe, radiator.

### Bathroom 9'5 x 5'8

Modern four piece suite comprising; bath with mixer tap, low level WC, fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

### Externally

#### Rear Garden

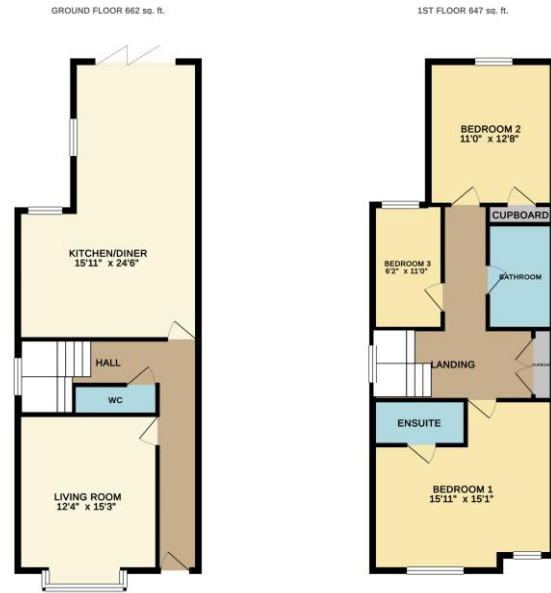
The property benefits from a great size rear garden which commences with an extensive and attractive paved patio area to the immediate rear which continues around to the side with side gate to front. The remainder is laid with artificial lawn and inset flower beds and further raised flower beds and to the extreme rear there is a further decked patio area with bespoke fitted bench seating creating a great space for outside dining and entertaining, garden shed, electric awning, outside lighting, water tap.

#### Front Garden

The property is block paved providing off street parking for two vehicles.







TOTAL FLOOR AREA: 1,809 sq. ft. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, spaces and other matters are approximate and are not intended to be taken as any guarantee or representation. The buyer is advised to obtain verification from their Solicitor before proceeding with any purchase. The buyer is advised to check the availability of any property before travelling any distance to view.  
 Map: 01670 713330



## Offers Over £675,000 Freehold

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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.