

home.



**£1,780,000**

Warren Road, Leigh

# 31 Warren Road, Leigh-On-Sea, SS9 3TT



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Home Estate Agents are privileged to offer for sale this six bedroom detached family residence located in one of Leigh's most prestigious and highly sought after roads with accommodation arranged over three floors and backing onto nature reserve and woods with a most impressive vaulted master bedroom making the most of this peaceful and idyllic location. This fantastic property boast ample off street parking as well as own detached garage. Offered with no onward chain this property must be seen to truly appreciate the over 3000sqft of living space available.



## Entrance

Wooden entrance door into:

## Reception Hallway

14'65 x 9'0

A grand and welcoming reception hall with Herringbone wood flooring, feature cast iron radiator, stairs leading to first floor landing, alarm control panel, storage cupboard, down lights.

## Downstairs cloakroom

Tiled flooring and walls, wash hand basin with taps and vanity unit, WC, spotlights.

## Lounge

18'4 x 13'01

Herringbone wood flooring, double glazed windows to front and side aspects with blinds and curtains, feature marble surround fireplace with inset wood burner, chandelier light, TV point, CAT 5 connections, radiator.

## Reception Room

17' x 12'68

Double glazed windows to front and side aspects, fitted blinds and curtains to remain. Wooden herring bone flooring, Black marble hearth, wood burner, radiator, ample power points, TV point, CAT 5 connections.

## Open Plan Kitchen/Diner

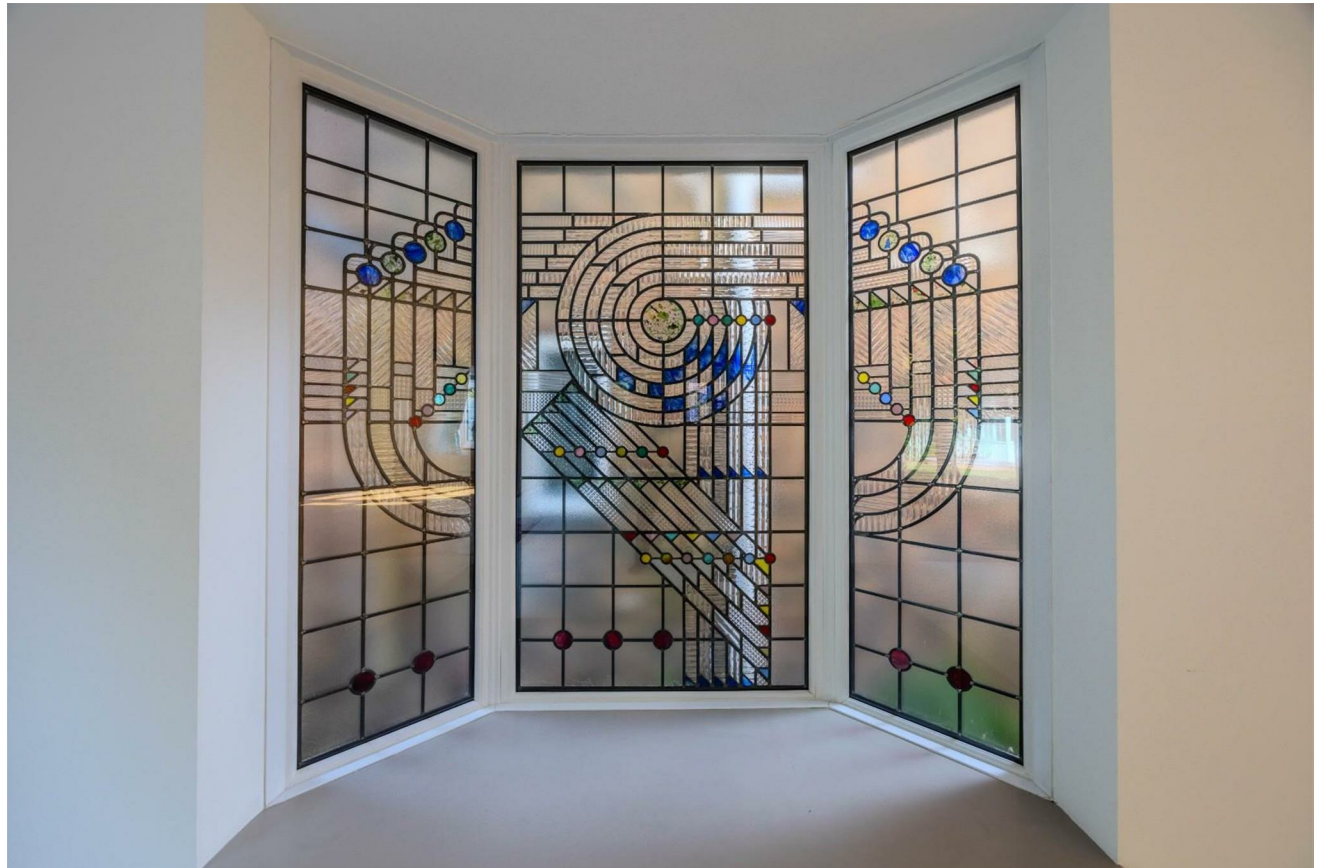
37'5 max x 14'29

## Dining Area

Marble tiled flooring with underfloor heating, floor to ceiling feature stained glass double glazed window to side aspect and triple bi-folding doors leading to garden, ceiling light and spotlights.

## Kitchen Area

Marble tiled flooring with underfloor heating, range of bespoke solid wood wall and base units with granite worksurfaces and centre island with two integrated Hotpoint fridge, space for stools and feature lights over, double Butler sink with mixer tap, integrated Siemens five ring induction hob with Siemens extractor over, double Siemens oven, Siemens dishwasher, spotlights, CAT 5 connection. Door to:





### **Utility room**

8'87 x 4'05

Marble tiled flooring, double glazed window and door both to side aspect, range of wall and base units with granite worksurfaces, sink with mixer tap, Samsung American fridge freezer, Beko washing machine and tumble dryer.

### **First Floor Galleried Landing**

Engineered oak flooring, double glazed window with fitted blinds and curtains, stairs leading to second floor, chandelier light and inset spotlights, radiator, Doors to:

### **Bedroom Two**

17'5 x 12'75

Engineered oak flooring, double glazed windows to rear and side aspect with curtains, bespoke fitted wardrobes, bedside tables and drawers, radiator.

### **En-Suite Bathroom**

9'8 x 9'5

Tiled flooring with underfloor heating, part tiled walls, double wash hand basin with mixer taps and vanity unit and LED mirror over, double shower with shower riser and Rainforest shower head, heated towel rail.

### **Bedroom Three**

13'10 x 10'97

Engineered oak flooring, double glazed windows to front and side aspects with fitted curtains and blinds, ceiling light, CAT 5 connection, radiator.

### **Bedroom Four**

12'74 x 10'96

Engineered oak flooring, double glazed windows to front and side aspects with curtains and blinds to remain, ceiling light, CAT5 point, radiator.

### **Bedroom Five**

13'8 x 10'10

Engineered oak flooring, double glazed windows to front and side aspects, fitted curtains to remain, ceiling light, CAT5 point.

### **En-Suite Shower**

9'95 x 3'23

Tiled flooring with underfloor heating, tiled walls, double glazed obscure window to side aspect, single shower, wash hand basin with mixer tap, WC, heated towel rail, wall mounted mirrored cupboard.

### **Office**

9'86 x 7'84

Engineered oak flooring, double glazed window to side aspect with fitted blinds, CAT5 points, cupboard housing router and Hive heating control systems, inset spot lights, radiator.



### **Bathroom**

9'37 x 7'33

Tiled flooring, part tiled walls, double glazed window to side, inset spot lighting, inset led floor lights, shaver point, heated towel rail, freestanding bath and freestanding bath filler, wall mounted vanity sink unit and mixer tap, enclosed shower unit with shower riser and rainforest shower head.

### **Second Floor Landing**

Fitted carpet, wooden balustrade. Doors to:

### **Master Bedroom**

26'7 max x 21' max

Engineered oak flooring, double glazed windows to rear overlooking woodland, vaulted ceiling with Velux windows. two radiators, dressing room area fitted with a range of fitted drawers and wardrobes with pull out shoe storage, three eaves storage cupboards, ceiling and inset spot lights, TV point, CAT5 points, alarm control panel, loft access.

### **En-Suite**

9'3 x 6'7

Tiled flooring with underfloor heating, Velux window to side, double vanity sink unit. double shower enclosure with dual shower attachment, heated towel rail, WC, eaves storage housing boiler and water heater.

### **Externally**

#### **Rear Garden**

Rear garden commencing with paved patio, leading to further block paving and a well-maintained lawn with established trees and shrubs providing a secluded outside space perfect for entertaining. There is a summer house that is single glazed with fitted blinds to remain, tiled flooring, ample power points. There is a large garden shed to the rear of the garage, external lighting and power points.

#### **Frontage**

Double gates leading to block paved driveway for several cars, pedestrian gate leading to block paved pathway, lawn area with trees, plants and shrubs.





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£1,780,000 Freehold

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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

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**LOCAL AUTHORITY**  
 Southend City Council

**COUNCIL TAX BAND**  
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**TENURE**  
 Freehold

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	82
(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	