



54 Marguerite Drive



# 54 Marguerite Drive Leigh-on-Sea Essex SS9 1NW

Home Estate Agents are excited to offer for sale this smart three bedroom end of terrace family home. The property has been vastly improved throughout whilst still retaining stunning period features throughout and being situated in the highly desirable location south of the London Road this property must be seen to fully appreciate the character and warmth this home offers.

The property is 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.



## Accommodation Comprises

### Approached Via

Entrance porch with double glazed door into:

### Hallway

Original wood flooring, dado rail, picture rail, coved cornice, two ornate ceiling roses with ceiling lights, radiator, stairs rising to first floor landing with carpet runner and understairs storage cupboard. Doors to:

### Living Room 13'6 x 12'4

Original wood flooring, double glazed bay window to front, picture rail, coved cornice, ornate ceiling rose with light, wall lights, feature exposed brick fireplace with decorative tiled floor and inset log burner, radiator.

### Open Plan Kitchen Diner

### Dining Area 14'4 x 10'7

Original wood flooring, picture rail, coved cornice, ornate ceiling rose with light, double glazed sliding patio





### Utility Room 8'0 x 7'5

Vinyl flooring, double glazed door to side leading to patio area. Door to:

### WC

Vinyl flooring, double glazed obscure window to side, ceiling light, WC, wall mounted radiator/towel rail.

### First Floor Landing

Carpeted, ornate ceiling rose with light, loft access. Doors to:

### Bedroom One 13'6 x 12'4

Carpeted, picture rail, coved cornice, ornate ceiling rose, double glazed bay window to front, open fireplace, radiator.

### Bedroom Two 12'5 x 10'7

Carpeted, double glazed window to rear, picture rail, original built in wardrobes, ornate ceiling rose with light, radiator.

### Bedroom Three/Dressing Room 7'4 x 6'1

Laminate flooring, double glazed window to front, spotlights, radiator.



doors leading to decked area of garden, radiator. Open archway to:

### Kitchen Area 11'0 x 7'10

Original wood flooring, range of eye and base level units with complimentary worksurfaces, space for Range oven with extractor over, integrated dishwasher, large ceramic sink with taps, double glazed window to rear, tiled splashbacks, spotlights, smoke alarm. Door to:



### Bathroom 9'10 x 7'10

Vinyl flooring, spotlights, WC, two double glazed obscure windows to rear, tiled surround bath with taps and shower over, wash hand basin with taps, tiled surround, wall light, towel rail/radiator.

### Externally

### Rear Garden

Generous size east facing rear garden commencing with patio area and the remainder being laid with artificial lawn, mature shrubs and borders, decked area to side with side access.







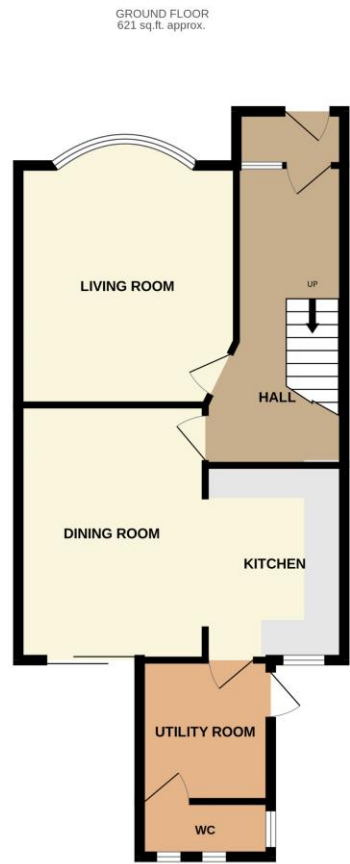












TOTAL FLOOR AREA: 1104 sq.ft. approx.  
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Guide Price £575,000 - £600,000 Freehold

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