



165 Western Road

# 165 Western Road Leigh-on-Sea Essex SS9 2PD

Home Estate Agents are delighted to offer for sale this three/four bedroom detached property which sits on a bold corner plot within the heart of the sought after 'Marine Estate' and which is being offered with no onward chain.

The accommodation comprises; spacious entrance hall, ground floor bathroom, lounge with French doors opening out onto the rear garden, a separate dining room/fourth bedroom plus a wonderful open plan kitchen & family room to the rear, again giving access to the garden.

To the first floor there are three double bedrooms and a modern three piece bathroom suite, whilst externally there are both established front and rear gardens with a detached garage and off street parking located to the rear.



Situated on Western Road, within the heart of the desirable 'Marine Estate' in Leigh-on-Sea, this detached residence is within close proximity to all local amenities which includes the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. The property falls within the popular West Leigh Schools catchment area. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

Part double glazed entrance door leading to:

### Entrance Hall 16'6 x 12'1 (max)

Spacious entrance hall with double glazed bay window to front aspect, wood flooring, radiator, smooth plastered ceiling, picture rail, stairs leading to first floor accommodation with understairs storage cupboard. Doors to:

### Ground Floor Bathroom 6'8 x 6'1

Double glazed obscure lead light window to side aspect, three piece white suite comprising; bath with shower unit over, pedestal wash hand basin, low level WC, fully tiled to surrounding walls, tiled flooring, heated towel rail, smooth



**Open Plan Kitchen Family Room 25'5 x 14'9 (reducing to 11'1)**

A great sized room with double glazed lead light window to side aspect and additional double glazed bi-folding doors to rear giving access to the garden. The kitchen is fitted to include a central island unit with granite worktops and inset Butler sink and mixer tap with cupboards and drawers beneath, further range of matching granite worktops with an abundance of cupboards and drawers beneath, concealed combination boiler, integrated washing machine and separate dryer, integrated dishwasher, freestanding Range cooker (to remain) with extractor hood above, further range of matching eye level wall mounted units with concealed stripe lighting beneath, appliance space for American style fridge freezer, smooth plastered ceiling with central ceiling rose, two radiators, vaulted ceiling to the sitting area with two large skylight windows and inset spotlighting.

plastered ceiling.

**Dining Room/Bedroom Four 15'1 (into bay) x 12'1**

Double glazed lead light bay window to front aspect, wood flooring, feature fireplace with an attractive wooden surround and tiled hearth, smooth plastered ceiling. picture rail, radiator.

**Lounge 16'1 x 12'4**

Double glazed lead light window to side aspect, wood flooring, feature fireplace with attractive wooden surround and tiled hearth, cornicing to ceiling, picture rail, double glazed lead light French doors leading to the rear garden, radiator.



**First Floor Landing 14'7 (max) x 8'9**

Double glazed lead light obscure window to side aspect, carpeted, built in eaves storage cupboard, smooth plastered ceiling, picture rail. Doors to:

**Bedroom One 14'9 x 10'2**

Double glazed lead light windows to both rear and side aspects, carpeted, range of built in wardrobes with mirror fronted sliding doors, smooth plastered ceiling, radiator.

### Bedroom Two 12'2 x 9'1

Double glazed lead light window to front aspect, carpeted, smooth plastered ceiling, built in wardrobe with mirror fronted sliding doors, radiator.

### Bedroom Three 11'6 x 9'1

Double glazed lead light window to side aspect, carpeted, smooth plastered ceiling, radiator.

### Bathroom 8'6 x 5'5

Double glazed lead light obscure window to side aspect, three piece suite comprising; wood panelled bath with shower attachment over, low level WC, pedestal wash hand basin, fully tiled to surrounding walls, tiled flooring, heated towel rail, smooth plastered ceiling.

### Externally

#### Front Garden

The property benefits from a well stocked front garden with independent pathway leading to the entrance and array of flowers and shrub borders.

#### Rear Garden

The property benefits from a good sized rear garden which commences with an attractive paved patio area the immediate rear with the remainder being laid to lawn with an array of flowers, shrubs and Herbaceous borders and all enclosed by screen panelled fencing, side access to front. Further access to:

#### Detached Garage

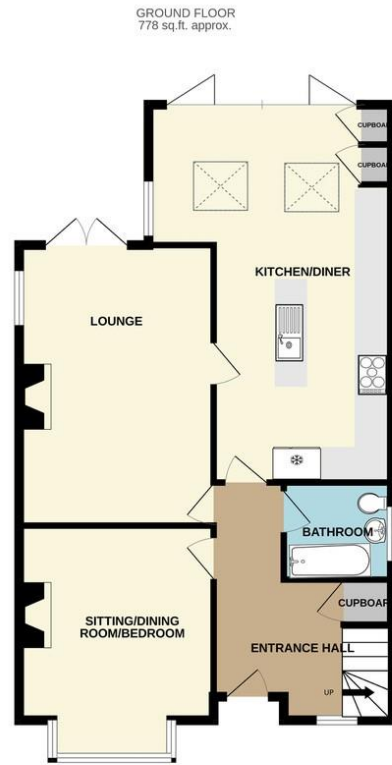
Detached garage is located at the rear of the property with up and over door and additional parking in front, power and lighting connected, personal door to garden.











TOTAL FLOOR AREA: 1288 sq.ft. approx.  
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## Offers Over £650,000 Freehold

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