

home.

**OIEO £700,000**  
Herschell Road, Leigh-On-Sea



# 24 Herschell Road, Leigh-On-Sea, Essex, SS9 2NH



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Home Estate Agents are excited to introduce you to this wonderful 3 bed end of terrace house nestled in the charming Herschell Road of Leigh-On-Sea, this delightful end-terrace house offers a perfect blend of character and modern convenience. Boasting one reception room, three bedrooms, and a bathroom, this property is ideal for a family looking for a new home.

The house features a spacious lounge that is perfect for relaxing or entertaining guests. The modern open-plan kitchen diner with a utility cupboard is a chef's dream, offering a stylish space to prepare and enjoy meals.

One of the standout features of this property is the mature rear garden, providing a tranquil outdoor space to unwind or host gatherings. Additionally, the off-street parking for two vehicles is a practical convenience for residents and guests.

Situated in an excellent location in Leigh, this home is just a stone's throw away from Leigh Broadway and Leigh train station, offering easy access to amenities and transportation links. Whether you're looking for a peaceful retreat or a vibrant community, this property caters to all your needs. Don't miss the opportunity to make this house your new home sweet home.



### Entrance

Storm porch with solid wood door with decorative glass leading into:

### Hallway

Solid wood flooring, single glazed window to front, coved cornice, stairs rising to first floor, wall lights, radiator.

### Downstairs WC

Solid wood flooring, panelled walls, double glazed obscure window to side, WC, wash hand basin, ceiling light.

### Lounge

15'9 x 12'2

Solid wood flooring, double glazed window to front, coved cornice, ceiling rose with light, feature decorative fireplace, radiator.

### Family Room

13'1 x 8'10

Laminate flooring, ceiling lights, radiator.

### Dining Room

14'1 x 9'6

Laminate flooring, double glazed windows to rear and side, double glazed patio door to rear, utility cupboard with space for washing machine and dryer, spotlights.

### Kitchen

9'10 x 9'7

Laminate flooring, tiled walls, solid wood worksurfaces with a range of base units and matching eye level units and kitchen island, sink with drainer and taps, integrated four ring gas hob with extractor over, integrated oven, integrated fridge freezer, space for dishwasher, ceiling lights.

### First Floor Landing

Carpeted, double glazed window to side, loft access, airing cupboard. Doors to:

### Bedroom One

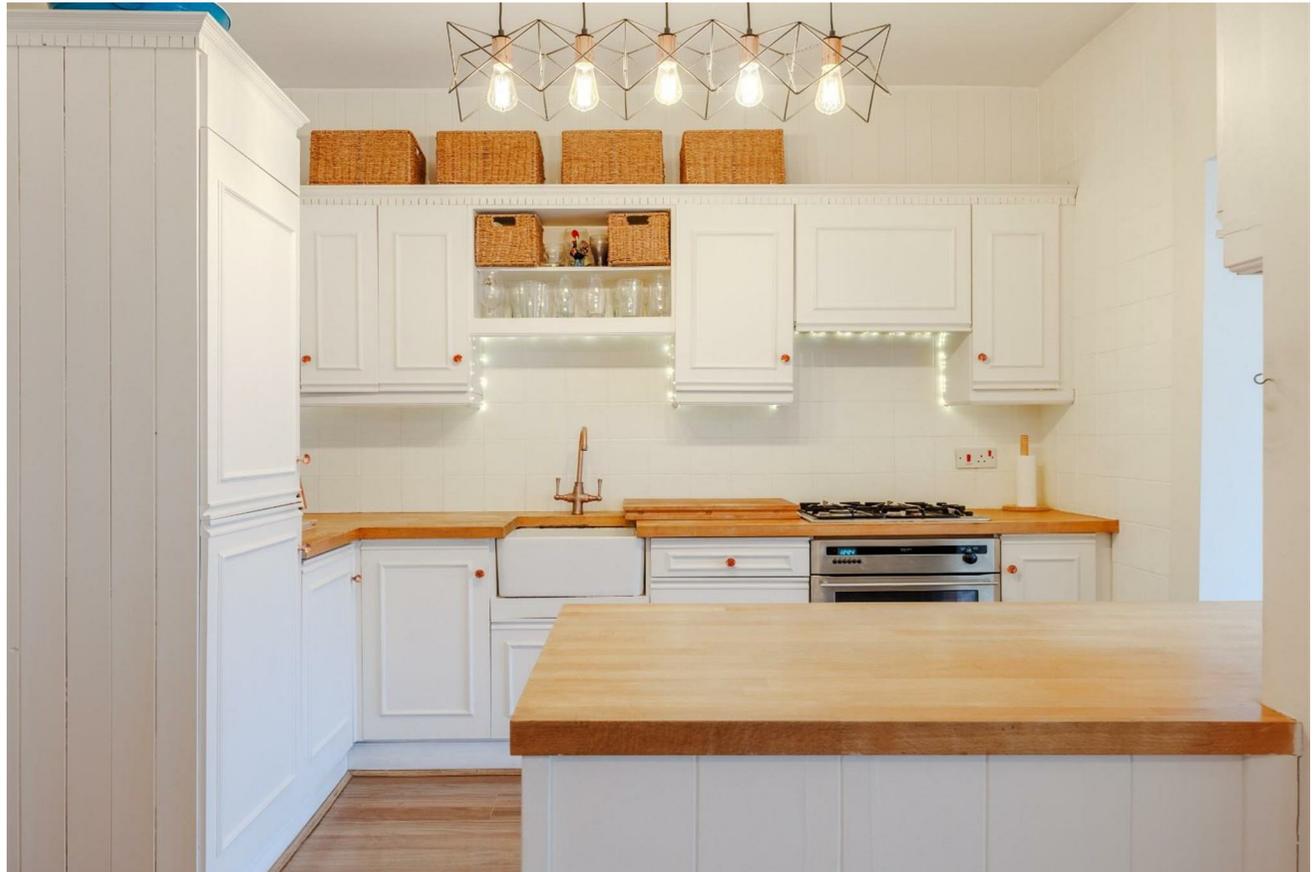
15'9 x 11'0

Wood flooring, double glazed bay window to front, coved cornice, ceiling light, fitted wardrobes, radiator.

### Bedroom Two

13'1 x 11'0

Wood flooring, double glazed window to rear, ceiling light, radiator.





### **Bedroom Three**

8'2 x 6'11

Wood flooring, double glazed Oriel bay window to front, radiator.

### **Bathroom**

6'11 x 6'7

Vinyl flooring, double glazed window to rear, coved cornice, ceiling rose with light, WC, bath with shower over, wash hand basin, radiator.

### **Externally**

#### **Frontage**

Off street parking for two cars, side access.

#### **Rear Garden**

Rear garden commencing with patio and the remainder being laid to lawn, mature shrubs, flower bed borders, further patio to the rear, side access.







TOTAL FLOOR AREA: 1127 sq.ft. approx.  
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**LOCAL AUTHORITY**  
Southend City Council

**COUNCIL TAX BAND**  
E

**TENURE**  
Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			
			<b>86</b>
		<b>66</b>	

EU Directive 2002/91/EC

**VIEWINGS**  
By prior appointment only

# OIEO £700,000 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

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.