



12 Parsons Lawn

12 Parsons Lawn Shoeburyness Essex SS3 8BN

Home Of Leigh are pleased to offer for sale this spacious four bedroom semi detached house which benefits from a great size rear garden offering lots of scope for extending along with a double garage and no onward chain.

The accommodation comprises; entrance hall, two separate reception rooms plus a kitchen and separate utility room, ground floor cloakroom and double glazed conservatory, whilst to the first floor there are four well appointed bedrooms including a master bedroom with en suite shower room and additional family bathroom.

Externally the property stands on a generous plot with a good size rear garden and a double garage and ample off street parking to the front.



Situated in Parsons Lawn within the highly sought after Bishopsteignton Estate, this family home is perfectly located within catchment for BOURNES GREEN SCHOOLS and walking distance of Thorpe Bay train station & Broadway with its selection of shops and eateries.

Accommodation Comprises

Part glazed entrance door leading to:

Entrance Hall 4'4 x 4'2

Carpeted, coved to ceiling. Doors to:

Ground Floor Cloakroom 4'2 x 4'1

Double glazed lead light window to front aspect, two piece suite comprising low level WC, wash hand basin with mixer tap, half tiled to surrounding walls, tiled flooring, radiator.

Dining Room 12'1 x 11'9

Double glazed lead light bay window to front aspect, carpeted, coved ceiling, stairs leading to first floor accommodation with understairs storage cupboard, radiator. Doors to:



Kitchen 15'6 x 6'6

The kitchen is fitted to include a one and a quarter bowl modern sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, integrated double oven and five ring hob with extractor hood above, further range of matching eye level wall mounted units, appliance space for fridge freezer, radiator. Glazed door to:

Utility Room 8'1 x 7'1

Double glazed obscure window to side aspect, additional double glazed window to rear with door leading to garden, tiled flooring, range of base and eye level units, radiator, door to conservatory.



Lounge 15'6 x 11'4

Double glazed lead light bay window to side aspect, carpeted, coved ceiling, feature brick built fireplace, two radiators. Double glazed French doors leading to:

Conservatory 11'2 x 8'1

Double glazed window to rear aspect, carpeted, radiator, double glazed French doors to the garden.

First Floor Landing 15'6 x 2'9

Carpeted, coved ceiling, built in storage cupboard, radiator. Doors to:

Bedroom One 13'5 x 9'6

Double glazed lead light window to rear aspect, carpeted, coved ceiling, range of fitted wardrobes to one wall with central bed recess and cupboards over, additional range of mirror fronted sliding door wardrobes (to remain), radiator. Door to:

En-Suite Shower Room 8'2 x 3'8

Double glazed lead light window to side aspect, modern suite comprising fully tiled shower cubicle, low level WC, wash hand basin, fully tiled to surrounding walls, tiled flooring.

Bedroom Two 13'4 x 13'4 <8'1

Double glazed lead light window to front aspect, carpeted, built in eaves cupboard, built in storage cupboard, coved ceiling, radiator.

Bedroom Three 13'1 x 6'7

Double glazed lead light window to rear aspect, carpeted, built in storage cupboard, coved ceiling, radiator.

Walk In Closet 6'7 x 3'9

With vinyl flooring, smooth plastered ceiling.

Bedroom Four 11' 1 x 6'6

Double glazed lead light window to front aspect, carpeted, built in storage cupboard, coved ceiling, radiator.

Bathroom 6'8 x 6'1

Velux window to front aspect, modern suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, tiled flooring, radiator.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with a paved patio area which extends back down to the side creating a great space for outside dining and entertaining. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing, outside water tap and external lighting, two garden sheds (to remain), side gate to front.

Front Garden

The property is laid to lawn with off street parking for several cars giving access to:

Double Garage 18'3 x 17'3

With up and over door, power and lighting connected, obscure lead light double glazed window to side aspect, wall mounted boiler (n/t),







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Price £475,000 Freehold

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