



23 Warren Road

23 Warren Road Leigh-on-Sea Essex SS9 3TT

Home Of Leigh are privileged to offer for sale this surprisingly spacious four bedroom detached house which has been occupied by the current owners for almost 40 years and which backs directly onto Belfairs Nature Reserve.

The accommodation comprises; entrance porch, entrance hall, formal living room, a separate sitting room and further dining room as well as a modern fitted kitchen/breakfast room with separate utility room.

To the first floor there are four bedrooms, including a master suite complete with double bedroom, a separate fully fitted dressing room and en suite shower room. The second guest bedroom also benefits from an en suite bathroom and there is an additional family family bathroom with separate cloakroom completing the first floor.

Externally the property offers a great size rear garden which backs directly onto Belfairs Nature Reserve with its own private gate giving access, whilst to the front there is ample off street parking for several vehicles giving access to an integral garage.



Located in the highly sought after private end of 'Warren Road' in Leigh-on-Sea, this charming family home is just a stone's throw from nearby Belfairs woods and golf course as well as being within easy reach of local schools, station and seafront. Also within close proximity is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Accommodation Comprises

The property is approached via double glazed French doors leading to:

Entrance Porch 10'1 x 2'8

Double glazed lead light windows to front aspect, tiled flooring, further door leading to:

Entrance Hall 14'3 x 7'8

A spacious entrance hall with wood flooring, archway through to the inner hallway, coved to smooth plastered ceiling, radiator, door to garage.

Inner Hallway 9'5 x 6'8

With continuation of wood flooring, stairs leading to the first floor accommodation with understairs storage cupboard, coved to smooth plastered, radiator. Doors to:



Ground Floor Cloakroom 6'9 x 2'8

Obscure glazed lead light window to side aspect, modern two piece suite comprising low level WC, half pedestal wash hand basin, wood flooring, smooth plastered ceiling.

Sitting Room 15'8 x 10'6

Glazed folding doors leading through to the formal lounge, wood flooring, three wall light points, feature fireplace with cast iron surround, coved to smooth plastered ceiling, radiator.

Formal Lounge 20'1 x 14'5

Double glazed lead light window to side aspect, further double glazed lead light windows and two sets of French doors to rear giving access to the garden, wood flooring, coved to smooth plastered ceiling, two radiators plus a feature vertical radiator.



Kitchen 12'6 x 12'6

Double glazed lead light window to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of worksurfaces with an abundance of cupboards and drawers beneath, integrated range of Siemens appliances which include two ovens, matching hob and extractor hood, eye level microwave oven and dishwasher, further range of matching eye level wall mounted units, integrated full height Liebherr fridge and separate full height matching freezer, additional storage cupboard housing a combination boiler (n/t), tiled flooring, smooth plastered ceiling, door to side, vertical radiator.

Dining Room 14'1 into bay x 12'6

Double glazed lead light bay window to front aspect, wood flooring, coved to smooth plastered ceiling, radiator.

First Floor Landing 13'3 max x 13'2

A great size landing with double glazed lead light obscure window to side aspect, carpeted, coved to smooth plastered ceiling, built in airing cupboard housing hot water tank, additional storage cupboard, radiator. Doors to:

Master Bedroom 15'7 x 10'6

Double glazed lead light window to rear aspect, carpeted, coved to smooth plastered ceiling, radiator, doors to both dressing room and separate en-suite.

Dressing Room 9'1 x 8'1

Bespoke dressing room with floor to ceiling fitted wardrobes with ample hanging storage, shelving and drawers, coved to smooth plastered ceiling with inset spotlighting, radiator.

En-Suite Shower Room 8'1 x 6'9

Double glazed lead light window to rear aspect, modern suite comprising walk in shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawer beneath, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Two 19'4" x 10'2" x 14'3"

Double glazed lead light windows to front aspect with bespoke fitted plantation shutters, coved to smooth plastered ceiling, carpeted, radiator. Door to:

En-Suite Bathroom 8'9" x 8'1"

Double glazed lead light obscure window to side aspect, modern suite comprising wood panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, heated towel rail.

Bedroom Three 12'5" x 11'6"

Double glazed lead light window to front aspect with bespoke fitted plantation shutters, carpeted, coved ceiling, radiator.

Bedroom Four 9'4" x 7'4"

Double glazed lead light window to rear aspect, carpeted, coved ceiling, radiator.

Bathroom 6'1" x 4'9"

Double glazed lead light obscure window to rear aspect, two piece suite comprising panelled bath, half pedestal wash hand basin with mixer tap, tiled flooring, smooth plastered ceiling, heated towel rail.

Separate WC 5'6" x 2'9"

Double glazed obscure lead light window to side aspect, low level WC, tiled flooring, smooth plastered ceiling with inset spotlighting.

Externally

Front Garden

The property is set well back from the road with a paved driveway providing ample parking for several vehicles and enclosed with brick retaining wall and small grassed area and further access to:

Garage 14'1" x 11'1"

With up and over roller door, power and light connected, open plan to:

Workshop Area 8'2" x 5'5"

With tiled flooring and fitted work benches, further door leading to:

Utility Room 9'1" x 8'2"

Butler sink with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, appliance space and plumbing for washing machine and dryer, range of eye level wall mounted units.

Rear Garden

The property benefits from a great sized rear garden which backs directly onto Belfairs nature reserve with private gate leading to it. There is an extensive paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing and mature shrubs and borders, summerhouse (to remain), outside lighting, outside water tap, side access to front.

















TOTAL FLOOR AREA : 2211 sq.ft. approx.
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Price £1,125,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330