

home.

**£475,000**

Glendale Gardens, Leigh-On-Sea



# 48 Glendale Gardens, Leigh-On-Sea, Essex, SS9 2AS

  
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Home Estate Agents are privileged to offer for sale this three-bedroom terraced house on Glendale Gardens which presents a fantastic opportunity for buyers looking to renovate and add value in a prime location. Just a short stroll from Leigh Broadway’s bustling shops, cafés, and restaurants, as well as excellent transport links, this home offers incredible potential to create a stunning modern residence.





The property features a spacious lounge and separate dining area, both offering great scope for reconfiguration or open-plan living. The kitchen provides access to the private rear garden, a blank canvas ready for landscaping or extension (STPP).

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all of which offer the perfect foundation for modernisation and personalisation.

With Leigh-on-Sea station within walking distance, offering direct links to London Fenchurch Street, and the seafront just moments away, this home is perfectly positioned for convenience and lifestyle. Additionally, it sits within catchment for highly regarded local schools, making it an ideal choice for families.

Whether you're a first-time buyer, an investor, or a family looking to create your dream home, this is an excellent opportunity to secure a property in one of Leigh's most sought-after locations.

Don't miss out – contact us today to arrange a viewing!

#### **Accommodation Comprises**

Via porch with wooden entrance door with glass panels and decorative window. Further entrance door into:

#### **Hallway**

Wood effect laminate flooring, coved cornice, dado rail, two ceiling lights, decorative moldings, stairs rising to first floor accommodation. Doors to:

#### **Downstairs WC**

4'7 x 2'10

Tiled flooring and part tiled walls, double glazed obscure window, WC, wash hand basin with vanity unit beneath, ceiling light.

#### **Lounge**

13'3 into bay x 12'5

Wood effect laminate flooring, single glazed window to front, ornate coved cornice, ceiling rose with light, dado rail, feature fireplace with shelving to either side of recess, radiator.







### **Kitchen Breakfast Room**

15'8 x 11'2

Part carpet and part linoleum flooring, range of base units with rolled edge worksurfaces and matching eye level wall mounted units, tiled splashback, two ceiling lights, double glazed window to side and single glazed window to rear, stable style door leading the rear garden, space for cooker, fridge freezer and washing machine, radiator.

### **Bedroom Four/Dining Room**

10'11 x 10'8

Carpeted, double glazed door to rear leading to garden, coved cornice, ceiling rose with light, radiator.

### **First Floor Landing**

Split level landing with storage cupboard, access to loft space via hatch. Doors to:

### **Master Bedroom**

15'11 x 11'0

Wood effect laminate flooring, double glazed window, radiator.

### **Bedroom Two**

12'6 x 11'2

Carpeted, ceiling beams, double glazed window, ceiling light, radiator.

### **Bedroom Three**

11'1 x 10'8

Carpeted, coved cornice, double glazed window to rear, radiator.

### **Family Bathroom**

6'0 x 5'8

Tiled flooring and walls, WC, panelled bath with taps and electric power shower over, spotlights, wash hand basin with vanity storage beneath, towel rail/radiator.

### **Externally**

#### **Frontage**

Own private front garden with pathway leading to porch with entrance door.

#### **Rear Garden**

South facing rear garden commencing with patio area and the remainder being laid to lawn, mature shrub borders, further raised patio area with shed.









**LOCAL AUTHORITY**  
Southend City Council

**COUNCIL TAX BAND**  
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**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**£475,000 Freehold**

HOME - The Estate Agent of Leigh  
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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.