



24 Cottesmore Gardens

24 Cottesmore Gardens Leigh-on-Sea Essex SS9 2TG

Home Of Leigh are delighted to offer for sale this surprisingly spacious three double bedroom semi detached house, situated on the sought after Marine Estate and which is being offered with no onward chain.

The accommodation comprises; entrance porch, entrance hall, ground floor cloakroom, a west facing lounge and a wonderful open plan kitchen & dining area overlooking the rear garden, whilst to the first floor there are three well appointed double bedrooms and a spacious four piece family bathroom.

Externally the property boasts a great size east backing rear garden with a raised patio area, whilst to the front there is off street parking for several vehicles and an integral garage.



Located on Cottesmore Gardens in Leigh on Sea, this charming family home is situated amongst similar character which is within easy reach of the Broadway and its array of shops, bars, restaurants and boutiques, as well as being within a short stroll of Leigh station, giving direct access into London Fenchurch Street.

Accommodation Comprises

The property is approached via double glazed lead light entrance door leading to:

Entrance Porch 7'6 x 5'1

With part glazed entrance door leading to:

Entrance Hall 13'3 x 4'1

Obscure glazed window to front aspect, wood flooring, smooth plastered ceiling with inset spotlighting, radiator, stairs leading to first floor accommodation. Doors to:



of granite effect square edge worksurfaces with an abundance of cupboards and drawers beneath, built in oven and grill and matching four ring gas hob with extractor hood above, integrated dishwasher, appliance space and plumbing for washing machine, further recess for fridge freezer, matching range of eye level wall mounted units, smooth plastered ceiling with inset spotlighting, wood flooring.

Dining Area 15'2 x 12'7

Double glazed windows to rear aspect with central double glazed door to garden, continuation of wood flooring, smooth plastered ceiling with inset spotlighting, two radiators.

First Floor Landing 12'1 max x 9'9

Double glazed lead light obscure window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting and access to loft space. Doors to:

Bedroom One 15'1 into bay x 12'1

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

Bedroom Two 12'8 x 11'1

Double glazed window to rear aspect with estuary glimpses, carpeted, smooth plastered ceiling, radiator.

Bedroom Three 12'2 x 12'1

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



Lounge 15'1 into bay x 12'8

Double glazed lead light bay window to front aspect with coloured lead light inserts over, carpeted, smooth plastered ceiling, feature electric coal effect fire with attractive stone surround and hearth, radiator.

Open Plan Lounge & Dining Room 26'1 x 15'2

A wonderful open plan living kitchen with two clearly defined areas as follows:

Kitchen 14'1 x 8'5

Double glazed window to rear aspect with adjacent door to garden. The kitchen is fitted to include a stainless steel one and a quarter bowl sink unit with mixer tap inset into a range

Family Bathroom 12'9 x 5'9

Two double glazed obscure windows to rear aspect, modern four piece suite comprising panelled bath with mixer tap, low level WC, wash hand basin with mixer tap and vanity cupboards beneath, fully tiled walk in shower cubicle with rainfall shower head, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.



Garage 15'1 x 7'6

Up and over door, power and light connected, door to ground floor cloakroom.

Ground Floor Cloakroom 5'9 x 2'8

Double glazed obscure window to side aspect, two piece suite comprising low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, understairs storage cupboard, heated towel rail.

Externally

Rear Garden

The property benefits from a great size east backing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing.

Front Garden

The front of the property is mainly crazy paved providing off street parking for two/three vehicles with inset shrubs and access to garage.











GROUND FLOOR



1ST FLOOR



Price £700,000 Freehold

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