



74 Tattersall Gardens

# 74 Tattersall Gardens Leigh-on-Sea Essex SS9 2QT

Home Estate Agents are pleased to offer for sale this beautifully presented five-bedroom semi-detached house offers generous living space, perfect for growing families or those needing extra room to work from home.

The property boasts a bright and airy layout with a spacious lounge, modern open-plan kitchen/dining area, and well-proportioned bedrooms across two floors. A stylish family bathroom and additional shower room add to the convenience, while large windows throughout the home invite in plenty of natural light.

Externally, the property features a private driveway offering valuable off-street parking, and a well-maintained rear garden ideal for relaxing or entertaining.



Situated in a family-friendly neighborhood, this home is within easy reach of excellent local schools, Leigh Broadway's vibrant shops and cafes, and transport links including Leigh-on-Sea station for direct trains to London.

A fantastic opportunity to own a spacious, versatile home in a prime Leigh-on-Sea location.

## Accommodation Comprises

Via porch with entrance door with glass panels into:

### Hallway

Tiled flooring, carpeted stairs and part panelled walls leading to first floor, cast iron effect radiator, double doors with glass panels leading into kitchen family room.

### Downstairs WC

Tiled flooring, wash hand basin with vanity storage beneath, WC, spotlights, extractor fan.

### Lounge 15'4 x 12'10

Carpeted, double glazed bay window to front with shutters, feature fireplace with log burner, coved cornice, ceiling light, cast iron effect radiator.



### Family Area

Continuation of tiled flooring, double glazed bi-folding doors leading to rear garden, skylight window, spotlights.

### Utility Room 8'8 x 5'6

Continuation of tiled flooring, double glazed door and window to side, range base units with granite worksurfaces and matching eye level wall mounted units, space for washing machine and tumble dryer, ceramic sink with mixer tap, cupboard housing boiler, spotlights.

### First Floor Landing

Carpeted, half panelling to walls, stairs rising to second floor landing. Doors to:

### Bedroom Two 12'3 x 10'9

Carpeted, double glazed bay window to front with shutters, bespoke fitted wardrobes, coved cornice, ceiling light. Door to:

### En-Suite

Tiled flooring and walls, WC, wash hand basin with vanity storage beneath, wall mounted mirrored cabinet, shower with screen and electric shower, spotlights, towel rail/radiator.

### Bedroom Three 12'1 x 10'0

Carpeted, double glazed with roller blind, coved cornice, ceiling light, cast iron effect radiator.

### Bedroom Four 12'1 x 8'11

Carpeted, double glazed window with blind, coved cornice, ceiling light, cast iron effect radiator.



### Open Plan Kitchen Family Room

Fantastic room with three clearly defined areas as follows:

### Dining Area

Continuation of tiled flooring, feature panelled wall, TV points, vertical radiator. Open to:

### Kitchen

Continuation of tiled flooring, bespoke fitted kitchen with Quartz worksurfaces and a range of base units and matching eye level wall mounted units, large feature kitchen island with Quartz worksurface, with inset ceramic Butler style sink and tap, double wine cooler, cupboards and space for stools and three feature lights over, space for large American style fridge freezer, integrated Bosch five ring gas hob with extractor over, Bosch Pyrolytic self cleaning double oven and further single oven. Open to :

#### Bedroom Five/Office 10'7 x 6'5

Carpeted, double glazed window to front aspect with shutters, coved cornice, ceiling light.

#### Family Bathroom

Tiled flooring with underfloor heating, tiled walls, double glazed obscure window wash hand basin with vanity storage beneath, freestanding oval bath with wall mounted taps, WC, extractor.

#### Second Floor

#### Master Bedroom 15'5 x 14'6

Carpeted, bespoke fitted wardrobes and storage, access to eaves storage, double glazed Aluminium framed French doors leading to Juliet balcony with stunning sea views, ceiling light, two wall lights, two Velux windows. Door to:

#### En-Suite Bathroom 7'5 x 4'6

Tiled flooring with underfloor heating, part tiled walls, Herringbone tiled walk in shower with inset Niche with electric shower, twin wash hand basin with vanity storage beneath, WC, extractor.

#### Externally

#### Rear Garden

Beautiful rear garden commencing with composite decking with storage under, glass and steel balustrade and steps leading down to the remainder of the garden with further seating area, laid to lawn with artificial grass, self watering system, well established borders, pergola, side access with lean to space with power and shelving, various electric points and external lighting.

#### Frontage

Paved driveway enabling off street parking for multiple cars and added benefit of an electric car charging point.





















## Offers Over £850,000 Freehold

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