



70 Leigh Hall Road



# 70 Leigh Hall Road Leigh-on-Sea Essex SS9 1QZ

Home Estate Agents are delighted to present this exquisite three-bedroom semi-detached house located on the charming Leigh Hall Road in Leigh-On-Sea. This property offers a perfect blend of traditional Victorian elegance and contemporary design, making it an ideal family home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the beautiful modern kitchen, which boasts bi-fold doors that seamlessly connect the indoor space to the great-sized rear garden. This feature not only enhances the natural light but also creates a wonderful flow for outdoor gatherings.

The property comprises three generously sized double bedrooms, ensuring comfort and privacy for all family members. Additionally, there is a versatile utility room that



can serve as a convenient downstairs w/c, adding to the practicality of the home.

The rear garden is a true highlight, featuring an outbuilding that offers potential for various uses, whether it be a home office, workshop, or simply extra storage. The outdoor space is perfect for enjoying sunny days and hosting barbecues with friends and family.

This semi-detached house is not just a home; it is a lifestyle choice, situated in a desirable area that combines the charm of Leigh-On-Sea with modern living. With its unique character

and thoughtful design, this property is sure to attract those seeking a comfortable and stylish residence. We invite you to come and experience the warmth and charm of this delightful home for yourself.



#### Dining Room 10'8 x 9'9

Wood flooring, double glazed patio door leading to garden, coved cornice, ceiling light, feature working fireplace.

#### Kitchen 13'5 x 10'7

Stone tiled flooring, double glazed bi-folding doors leading to garden, range of base units with solid wood worksurfaces, matching eye level wall mounted units and breakfast bar, Butler sink with tap, stone tiled splashback, Rangemaster oven with extractor over, integrated Bosch fridge freezer, integrated NEFF dishwasher, spotlights and ceiling lights, picture rail, vertical radiator.

#### Downstairs Cloakroom/Utility Room 6'11 x 6'6

Stone tiled flooring, double glazed obscure window to side, coved cornice, ceiling light, wall mounted cupboards, WC, wash hand basin with tap, space for washing machine and tumble dryer.

#### First Floor Landing

Carpeted, decorative wall panelling, loft access, ceiling rose with light, picture rail, storage cupboard, radiator. Doors to:

#### Bedroom One 15'7 x 14'3

Wood flooring, double glazed boxed bay window and further double glazed window both to front with shutters, coved cornice, ceiling light, picture rail, two radiators.



#### Entrance

Via storm porch with tiled floor and original wall features. Wooden entrance door with stained glass windows into:

#### Hallway

Checkerboard tiled flooring, panelled walls, internal single glazed window, stairs rising to first floor landing with understairs storage cupboard, coved cornice, two ceiling roses with lights, radiator. Doors to:

#### Lounge 14'5 x 11'7

Wood flooring, double glazed window to front with shutters, coved cornice, ceiling rose with light, picture rail, feature working fireplace with shelving either side of recess, radiator.



### Bedroom Two 10'11 x 10'4

Wood flooring, decorative wall panelling, double glazed window to rear with shutters, feature decorative fireplace, coved cornice, ceiling light, radiator.

### Bedroom Three 10'7 x 10'0

Wood flooring, double glazed window to rear with shutters, storage cupboard housing boiler, coved cornice, ceiling light, radiator.

### Bathroom 7'10 x 7'5

Tiled flooring and walls, double glazed obscure window to side, P shaped bath with shower over, WC, wash hand basin with tap, spotlights, extractor, heated towel rail.



### Externally

#### Rear Garden

Rear garden commencing with stone paved patio and the remainder being laid to lawn, raised flower bed, external water tap and lighting, outbuilding, side access to front.

#### Outbuilding

Tiled flooring, double glazed windows and doors, bar, power and lighting, external wall light.



























Price £625,000 Freehold

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