



37 Theobalds Road

37 Theobalds Road Leigh-on-Sea Essex SS9 2NE

Home Estate Agents are privileged to offer for sale this spacious 3-bedroom detached bungalow which offers not only comfortable living but also fantastic scope for development, subject to the relevant planning permissions.

This well-maintained bungalow already features a flexible layout, including a bright open-plan kitchen and dining space, three well-proportioned bedrooms, and with a stylish family bathroom. However, it's the plot size and positioning that truly set this property apart. With a wide frontage, long driveway, and detached garage, the property presents clear potential for extension, loft conversion, or even redevelopment—whether you're looking to create a larger family home or explore investment opportunities. The west facing rear garden is



spacious and secluded, offering ample room for future expansion while still retaining outdoor space.

Located in a quiet, residential part of Leigh but within easy reach of local shops, popular schools, and commuter links, this is a rare opportunity to acquire a property with both immediate live-ability and long-term potential.

Accommodation Comprises

Entrance via entrance door with decorative lead light window into:

Entrance Porch

Ceiling light, double glazed lead light window to front. Door into:

Hallway

Carpeted, understairs storage cupboard housing electric meter and fuse box, coved cornice, picture rail, ceiling light, door to stairs leading to loft space, radiator. Doors to:



shelving. Access to utility area with tiled flooring, wooden worksurface with base unit, space for washing machine, ceramic Butler sink with mixer tap, tiled splashbacks, spotlights, radiator. Crittall Doors to:

Sun Room

Laminate wood effect flooring, surrounding double glazed Aluminium windows and double doors leading onto the garden.

Bedroom Two 12'5 x 8'0

Carpeted, picture rail, Oriel bay lead light bay aluminium framed window, radiator.

Bedroom Three/Study 9'1 x 7'7

Carpeted, picture rail, ceiling rose with light.

Master Bedroom 14'2 x 11'9

Carpeted, double glazed dual aspect aluminium lead light windows, picture rail, ceiling rose with light.

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Bathroom

Wood effect laminate flooring, two double glazed obscure lead light windows to rear, wash hand basin with taps and vanity storage beneath, panelled bath with taps, shower attachment and shower over, WC, spotlights, extractor, radiator/towel rail.



Lounge 16'9 x 13'0

Carpeted, double glazed lead light bay aluminium framed window to front, ceiling rose with light, picture rail, feature fireplace with log burner, radiator.

Kitchen 19'2 x 12'0

Part wood flooring and part tiled flooring, double glazed aluminium lead light window to rear overlooking the rear garden, coved cornice, spotlights and ceiling light, American style fridge freezer, range of base units with Quartz worksurfaces with matching eye level wall mounted units, electric AGA with kitchen mantle, inset double stainless steel sink with mixer tap, wooden barn style door with double glazed lead light window, large pantry cupboard with internal

Externally

Frontage

Off street parking for 3/4 cars. garage

Rear Garden

Rear garden commencing with patio area and the remainder being laid to lawn and wooden decking to the immediate rear, side access to the front.

Garage

With power and lighting.

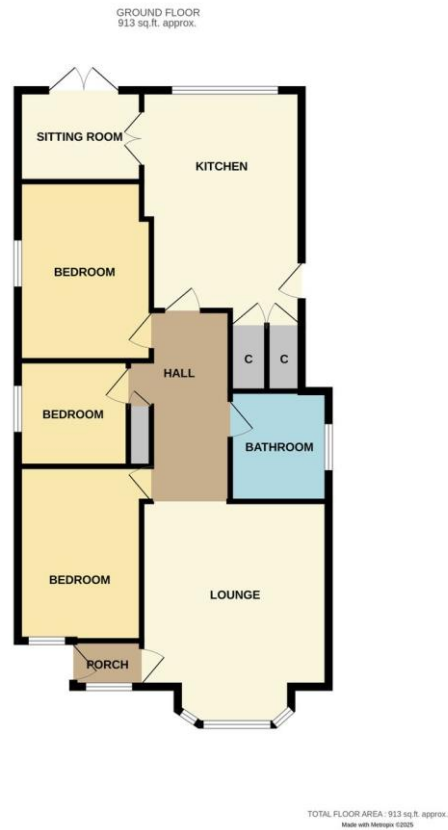












Price £850,000 Freehold

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