


home.





£765,000


Cottesmore Gardens, Leigh-On-Sea, Essex

48 Cottesmore Gardens, Leigh-On-Sea, Essex, SS9 2TG


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Home Estate Agents are delighted to present this charming semi-detached house located on the desirable Cottesmore Gardens in Leigh-On-Sea, Essex. This spacious property boasts four generously sized bedrooms, making it an ideal family home. The layout includes a welcoming reception room, a convenient downstairs w/c, and a large utility room, providing ample space for everyday living and entertaining.

One of the standout features of this property is the expansive rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property offers off-street parking for two vehicles, ensuring convenience for you and your guests.

Situated in the sought-after Marine Estate, this home benefits from an excellent location. It is just a short distance from Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Furthermore, Leigh train station is nearby, providing easy access to London and other destinations.

This property presents a wonderful opportunity for those looking to personalise their living space, with potential for development and redecoration to truly make it your own. Whether you are a growing family or looking for a spacious home in a vibrant community, this semi-detached house on Cottesmore Gardens is not to be missed. We invite you to come and explore the possibilities that await you in this delightful home.



Entrance

Solid double glazed entrance door to side into:

Entrance Hall

Opaque and lead light windows to side, ceiling light, picture rail, stairs rising to first floor landing, radiator, thermostat and fitted carpet. Doors into:

Lounge

14'1 x 13'5
Double glazed lead light bay window to front, coved cornice, ceiling light, feature brick fireplace with electric fire, two radiators and fitted carpet.

Kitchen/Diner

13'8 x 11'11
Double glazed windows to rear, coved cornice, ceiling light, base, drawer and cupboard units with rolled edge worksurfaces and matching eye level wall cabinets, integrated fridge, double electric oven with four ring electric hob and extractor over, bowl sink with drainer and taps, large understairs storage cupboard, radiator, part tiled walls and fitted carpet.

Utility Room

10'9 x 8'10
Double glazed lead light window to side, double glazed lead light door leading to garden, ceiling light, fitted units with rolled edge worksurfaces, sink with drainer and taps, boiler, space for freezer and fitted carpet. Door to:

Cloakroom

Double glazed opaque window to rear, ceiling light, WC, part tiled walls and fitted carpet.

First Floor Landing

Loft access, ceiling light, picture rail, radiator and fitted carpet. Doors into:

Bedroom One

14'1 x 13'5
Double glazed lead light bay window to front, ceiling light, built in wardrobes, dressing table and drawers, radiator and fitted carpet.

Bedroom Two

11'11 x 10'9
Double glazed lead light window to rear, ceiling light, radiator and fitted carpet.

Bedroom Three

14'7 x 7'4
Double glazed lead light window to front, ceiling light, radiator and fitted carpet.

Bedroom Four

9'0 x 8'9
Double glazed lead light window to rear, ceiling light, built in cupboard, radiator and fitted carpet.

Bathroom

Double glazed lead light window to side, ceiling light, extractor, wash hand basin with mixer tap, WC, bath with taps, walk in corner shower, radiator, tiled walls and fitted carpet.

Externally

Frontage

Paved providing off street parking, shrubs.

Garage

14'7 x 7'4
Garage with power, lighting and up and over door.

Rear Garden

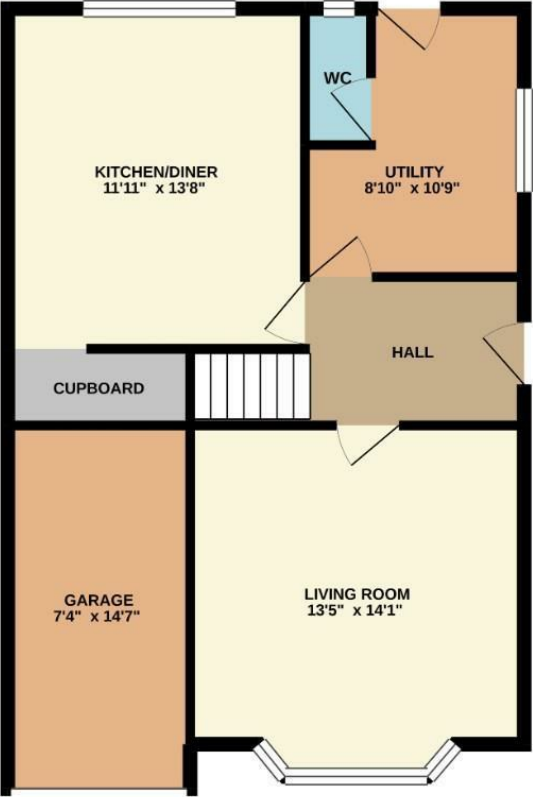
Rear garden measuring approx 55ft commencing with patio and the remainder being laid to lawn, shrubs, stone shingles, shed and side access.



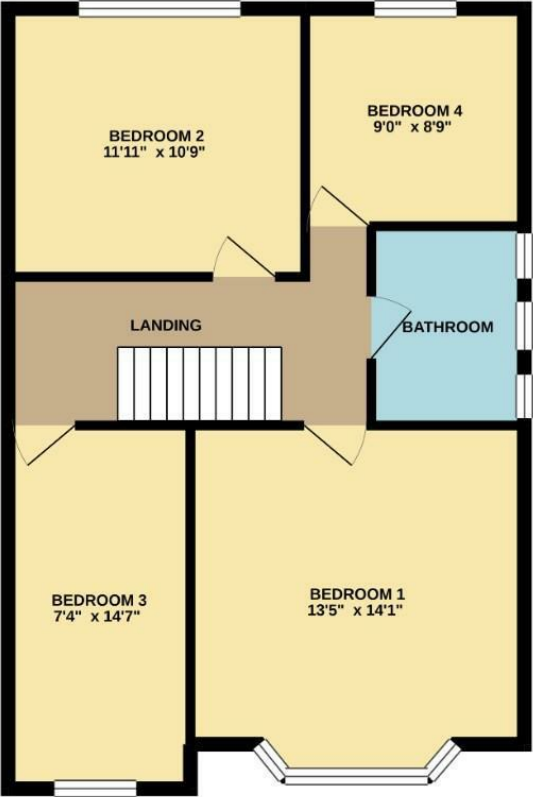




GROUND FLOOR
634 sq. ft. approx.



1ST FLOOR
634 sq. ft. approx.



TOTAL FLOOR AREA : 1268 sq. ft. approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£765,000 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.