



22 Burnham Road

22 Burnham Road Leigh-on-Sea Essex SS9 2JU

Home Estate Agents are delighted to present this exceptional four-bedroom detached house located on Burnham Road in the charming area of Leigh-On-Sea. This property boasts a perfect blend of modern living and traditional elegance, making it an ideal family home.

As you enter, you will be greeted by a stunning entrance hallway with a beautiful curved staircase leading to two spacious reception rooms, providing ample space for relaxation and entertaining. The stunning open-plan kitchen is a true highlight, designed with both style and functionality in mind. It seamlessly connects to the dining area, creating a warm and inviting atmosphere for family gatherings. Additionally, a separate lounge offers a quiet retreat for those seeking a moment of peace. The property also features a convenient utility room, enhancing the practicality of everyday living.

The four double bedrooms are generously sized, ensuring comfort for all family members. With three well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household.



Parking is never a concern here, as the property offers off-street parking for up to two vehicles, along with a garage for additional storage or vehicle protection.

Situated within the desirable West Leigh School catchment area, this home is perfect for families seeking quality education for their children. The location is further enhanced by its proximity to Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, Leigh train station is just a short distance away, providing excellent transport links for commuters.

With stunning attention to detail throughout, this property is a must-see for anyone looking to settle in a vibrant community. Don't miss the opportunity to make this beautiful house your new home.

Accommodation Comprises

Via entrance door into:

Entrance Hall

Solid oak Parquet flooring, coved cornice, three ceiling lights, double glazed windows both side aspects, feature single glazed porthole window to front aspect, carpeted stairs leading to first floor accommodation with understairs storage, single glazed French doors leading into the lounge, access to utility/downstairs cloakroom and kitchen, radiator.



Snug 10'7 x 9'6

Oak hardwood Parquet flooring with underfloor heating, coved cornice, spotlighting.

Kitchen 19'1 x 18'8

Solid oak Parquet flooring with underfloor heating, coved cornice, spotlighting, double glazed windows to rear aspect, double glazed window to side aspect plus double glazed French doors to rear aspect. The bespoke kitchen is fitted to include solid wood cabinetry with granite worksurfaces, central island with granite worktop, wine fridge and storage under, Wolf Range cooker with six burner gas hob above, extractor with down lighting and Quartz splashback, space for American style fridge freezer, integrated Bosch dishwasher, one and a half sink with drainer, large pantry cupboard.

First Floor Landing

Carpeted, double glazed window to rear aspect, ceiling light, built in storage cupboard. Doors to:

Bedroom Two 14'6 x 10'11

Wooden flooring, two double glazed windows to front aspect with shutters, coved cornice, ceiling light, wall lights, built in wardrobe/cupboard, two cast iron radiators.

Bedroom Three 12'9 x 10'9

Wooden flooring, double glazed window to rear aspect, double glazed window to side aspect, coved cornice, ceiling light, built in wardrobe/cupboard, cast iron radiator.

Bedroom Four 10'11 x 9'3

Wooden flooring, coved cornice, double glazed window to rear aspect, ceiling light, built in storage cupboard, cast iron radiator.



Downstairs Cloakroom/Utility Room 8'1 x 5'8

Tiled flooring, double glazed obscure window and double glazed patio door both to side, coved cornice, spotlighting, utility cupboard with space for washing machine and tumble dryer, shower with tiled walls, WC, wash hand basin with tap.

Lounge 22'0 x 13'1

Carpeted, single glazed obscure window to side aspect, double glazed window to front aspect with shutters, coved cornice, ceiling light, feature fireplace with wood burner, radiator. Access to:

Dining Room 11'10 x 11'6

Solid wood oak Parquet flooring with underfloor heating, vaulted skylight lantern, double glazed window to rear and side aspect, coved cornice, spotlighting, access to snug and kitchen.

Family Bathroom

Fired Earth marble tiled flooring, double glazed window to rear aspect, double glazed obscure window to side aspect, coved cornice, spotlighting, wall lighting, Fired Earth fixtures and fittings and Fired Earth claw footed bath, wash hand basin with vanity storage, WC, walk in marble tiled shower cubicle with Rainfall shower, heated towel rail.

Study Area

Carpeted, double glazed window to front aspect, coved cornice, ceiling light, built in book shelf and cupboard. Carpeted stairs leading to the second floor landing with spotlighting, crittall windows looking into the bedroom.

Second Floor Landing

Carpeted, spotlighting, Crittall windows looking into the bedroom. Crittall door into:

Bedroom One 18'9 x 14'11

Carpeted, double glazed window to rear aspect, double glazed Velux window, spotlighting, built in wardrobes, cast iron radiator. Access to:

En-Suite 11'11 x 11'4

Herringbone Limestone tiled flooring, double glazed window to rear aspect, spotlighting, extractor fan, WC, wash hand basin with vanity storage beneath, walk in shower with Rainfall shower head, Fired Earth fixtures and fittings and Fired Earth tiled walls.

Externally

Frontage

Gravel driveway with parking for two cars, lawn area, front access to the garage, side access either side of the property to the rear garden, external power socket and external lighting, shrubbery borders.

Garage 15'11 x 8'1

Garage with doors to the front, single glazed window to side aspect, power and lighting.

Rear Garden

Rear garden commencing with brick patio and the remainder being laid to lawn, mature shrubs and tree borders, side access to the front of the property from both sides.





















TOTAL FLOOR AREA: 2084 sq.ft. approx.
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Price £1,400,000 Freehold

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