



50 Feeches Road



# 50 Feeches Road Southend-on-Sea Essex SS2 6TD

Home Of Leigh are very excited to offer for sale this immaculate and surprisingly spacious four bedroom semi detached chalet property which boasts a fabulous south backing garden with a purpose built garden room plus off street parking to the front.

The accommodation comprises; spacious entrance hall, a wonderful open plan lounge, kitchen & dining area with bi folding doors opening to the rear garden, a separate utility room, ground floor wet room and two double bedrooms.

To the first floor there is a landing/office area, two further bedrooms and a modern three piece bathroom suite, whilst externally the property benefits from a great size south backing garden and off street parking to the front.



Located on Feeches Road in Southend on Sea, this beautifully maintained property is perfectly positioned for Southend Airport and railway station giving direct access into London Liverpool Street. Priory Park and Southend Town Centre are also close at hand.

## Accommodation Comprises

The property is approached via double glazed entrance door leading to:

### Entrance Hall 21'4 x 10'4 max

A great size entrance hall with double glazed window to front aspect with bespoke fitted Plantation shutters, wood flooring with underfloor heating, stairs leading to the first floor accommodation with understairs storage cupboard. Open plan to kitchen and lounge area and doors to accommodation off:



### Open Plan Lounge, Kitchen & Dining Area 20'7 x 18'8

A wonderful south backing room with double glazed bi-folding doors to rear giving access to the garden. The kitchen area is fitted to include a stainless steel one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, integrated Siemens oven and additional microwave oven, integrated fridge and separate freezer, integrated dishwasher, four ring electric hob with extractor hood above, further range of matching eye level wall mounted units with lighting beneath, feature TV media wall with space for flat screen TV and bespoke fitted storage and spotlighting, wall mounted electric coal flame effect fire, smooth plastered ceiling with inset spotlighting, wood flooring throughout with



underfloor heating.

### Ground Floor Bedroom One 13'7 into bay x 10'4

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling, picture rail, cast iron effect radiator.

### Ground Floor Bedroom Two/Snug 10'4 x 10'2

Double glazed window to side aspect, wood flooring throughout, smooth plastered ceiling, picture rail, feature wood paneling to one wall, cast iron effect radiator.

### Wet Room 6'1 x 6'1

Modern suite comprising; fully tiled walk in shower, low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

### Utility Room 6'2 x 6'1

Fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, matching eye level wall mounted units, appliance space and plumbing for washing machine and further space for dryer, smooth plastered ceiling with inset spotlighting, wood flooring, radiator.



#### First Floor Landing 13'2 x 7'5

Velux window to front aspect, carpeted, built in storage cupboard. Doors to:

#### Bedroom Three 10'1 x 9'3

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, radiator.

#### Bedroom Four 9'9 x 8'1

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, radiator.

#### Bathroom 8'4 x 7'2

Velux window to front, modern suite comprising; bath with mixer tap, wash hand basin with mixer tap and vanity cupboards beneath, low level WC, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, radiator.

#### Externally

#### Rear Garden

The property benefits from a great size south backing rear garden which commences with an extensive patio area to the immediate rear creating a wonderful space for outside dining and entertaining. The remainder of the garden is laid to lawn with raised flower beds and access to:

#### Garden Room 18'4 x 11'1

With double glazed bi-folding doors.

#### Shed 11'6 x 5'2

#### Frontage

The front of the property is paved providing off street parking for one/two vehicles.























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**Guide Price £450,000 - £475,000 Freehold**

**HOME** - The Estate Agent of Leigh  
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HP1222 Printed by Ravensworth 01670 713330