



19 Ronald Hill Grove



# 19 Ronald Hill Grove Leigh-on-Sea Essex SS9 2JB

Home Of Leigh are super excited to offer for sale this beautifully maintained three bedroom semi detached house, situated within the West Leigh School catchment and walking distance of the Broadway and mainline railway station.

The accommodation comprises; entrance hall, a south facing lounge, separate dining room plus a gorgeous kitchen/breakfast room overlooking the rear garden, whilst to the first floor there are three great size double bedrooms - the master with a floor standing bath and additional shower room.

Externally there is a large rear garden with two wonderful patio areas benefiting from the morning and evening sun, whilst to the front there is hardstanding with potential for off street parking (subject to the usual planning consents).



Located on Ronald Hill Grove in Leigh On Sea, this attractive family home is perfectly positioned for the London Road and local bus routes, as well as Leigh Broadway with its array of shops, bars, restaurants and boutiques.

## Accommodation Comprises

Part double glazed entrance door leading to:

### Entrance Hall 12'6 x 3'3

Espiro cork flooring, smooth plastered ceiling, stairs leading to the first floor accommodation, open plan to dining room. Door to:

### Lounge 14'6 into bay x 12'1

Double glazed bay window to front aspect, carpeted, smooth plastered ceiling, radiator.





#### **Dining Room 13'5 x 12'4**

Double glazed door to rear giving access to the garden, continuation of Espiro cork flooring, smooth plastered ceiling, fitted floor to ceiling storage cupboard housing boiler (n/t), understairs storage, radiator. Archway through to:

#### **Kitchen 13'8 x 10'5**

Double glazed window to side aspect. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in Bosch oven and microwave oven above with matching five ring gas hob and extractor hood, further range of matching eye level wall mounted units, appliance space for fridge freezer, integrated washing machine and dishwasher,



smooth plastered ceiling, continuation of Espiro cork flooring, vertical radiator, double glazed bi-folding doors to garden.

#### **First Floor Landing 16'5 x 5'2**

Carpeted, smooth plastered ceiling with access to loft space, built in storage cupboard. Doors to:

#### **Bedroom One 16'3 x 14'8 into bay**

Double glazed window to front aspect, further double glazed window to front, carpeted, smooth plastered ceiling, feature floor standing claw footed rolled top bath with mixer tap and shower attachment, radiator.

#### **Bedroom Two 12'3 x 10'7**

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

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

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

#### **Shower Room 10'9 x 4'2**

Double glazed obscure window to side aspect, modern three piece suite comprising fully tiled walk in shower, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

### Rear Garden

The property benefits from a great size rear garden which commences with an attractive paved patio area to the immediate rear. The remainder of the garden is laid with artificial lawn with raised flower beds and bespoke seating area, further matching paved patio area to the extreme rear.

### Frontage

To the front of the property is paved providing hard standing.



























Offers Over £600,000 Freehold

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