



110 Marguerite Drive

110 Marguerite Drive Leigh-on-Sea Essex SS9 1NW

Home Estate Agents are excited to introduce this delightful detached house on Marguerite Drive, Leigh-On-Sea which presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, including a spacious double and a cosy single, making it ideal for small families or couples.

The contemporary kitchen seamlessly flows into the open-plan lounge and dining areas, creating a perfect setting for entertaining guests or enjoying family meals. The house features both an upstairs bathroom and a convenient downstairs shower room, ensuring that all your needs are met with ease.

Outside, you will find off-street parking for two vehicles, a valuable asset in this desirable location. The west-facing



garden, accessible from the lounge, offers a lovely outdoor space to relax and unwind, basking in the afternoon sun.

Situated in an excellent location, this property is just a short stroll from Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, the nearby train station provides easy access to transport links, making commuting a breeze.

Offered with no onward chain, this home is ready for you to move in and make it your own. Don't miss the chance to view this wonderful property in Leigh-On-Sea, where comfort and convenience come together beautifully.

Entrance

The property is approached via a wooden entrance door with an obscure glass panel leading into:

Entrance Hall

Engineered oak flooring, spotlighting, radiator, stairs with glass balustrade leading to first floor with understairs storage with space for washing machine. Open to:

Kitchen 11'0 x 10'7

Continuation of engineered oak wood flooring, spotlighting, ceiling light. The kitchen is fitted to include a range of base units with rolled edge worksurfaces and matching eye level wall mounted units, breakfast bar area, integrated oven and



four ring hob with extractor over, one and a half sink with drainer, integrated dishwasher, integrated under counter fridge freezer. Open to:

Lounge 12'4 x 9'0

Continuation of engineered oak wood flooring, double glazed windows to front aspect and double glazed patio door leading to garden, spotlighting, storage cupboard, access to dining room area, media wall with inbuilt storage.

Dining Room 14'8 x 6'0

Continuation of engineered oak wood flooring, wall panelling, two Skylight windows, spotlighting, radiator, access to shower room.



Shower Room 8'3 x 4'0

Tiled flooring and walls, Vaulted lantern Skylight, extractor fan, spotlighting, wash hand basin, WC, shower cubicle with Rainfall shower attachment, heated towel rail.

First Floor Landing

Carpeted, wall lighting, vaulted ceiling, single glazed internal windows. Doors to:

Bedroom One 14'7 x 14'6

Carpeted, two double glazed Velux windows to front aspect, vaulted ceiling, fitted wardrobes, spotlighting, ceiling light, radiator.

Bedroom Two 9'9 x 5'10

Carpeted, double glazed Velux window to front aspect, spotlighting.

Bathroom 8'7 x 5'0

Stone effect tiled flooring, tiled walls, spotlighting, extractor fan, P shaped bath with shower over with Rainfall attachment, WC, wash hand basin with vanity storage beneath, heated towel rail.



Externally

Frontage

The property benefits from off street parking for two vehicles, side access to the rear garden, external water tap, power and wall lighting.

Rear Garden

Garden area commences with a patio and the remainder laid with artificial lawn, gated side access to the front.

Agents Note

Useful communal storage area to the side which is shared with the property next door.



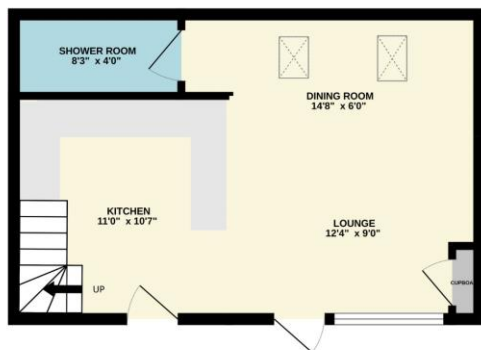








GROUND FLOOR
344 sq.ft. approx.



1ST FLOOR
336 sq.ft. approx.



TOTAL FLOOR AREA : 680 sq.ft. approx.
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Price £475,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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