



OLIVIA DRIVE
LEIGH-ON-SEA

72 Olivia Drive

72 Olivia Drive Leigh-on-Sea Essex SS9 3EG

Home Of Leigh are privileged to offer for sale 'Tudor Cottage', an incredibly characterful three bedroom semi detached house which has been lovingly maintained by the current owner and stands on a south backing corner plot with a gorgeous Italian inspired rear garden.

The accommodation comprises; entrance porch, a spacious entrance hall, ground floor cloakroom, two large reception rooms plus a fitted kitchen, whilst to the first floor there are three well appointed bedrooms and a three piece bathroom suite.

Externally the property stands on a corner plot with a great size south backing rear garden and potential for off street parking to the front, subject to local planning consents.



Located on Olivia Drive in Leigh On Sea, this charming family home is perfectly positioned for the London Road and its array of shops as well as Leigh Broadway also being within a short walk with its shops, bars, restaurants and boutiques.

Accommodation Comprises

The property is approached via part glazed entrance door leading into:

Entrance Porch 5'7 x 2'1

Tiled flooring, glazed door to:

Entrance Hall 15'1 x 10'9 max

A great size entrance hall with exposed and varnished floorboards, stairs leading to the first floor accommodation with understairs storage cupboard, plate rack, cast iron effect radiator. Doors to:



inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in oven and five ring gas hob with extractor hood above, further appliance space for washing machine and fridge freezer, further range of matching eye level wall mounted units, wood flooring, coved ceiling, radiator.

Separate Dining Room 16'1 x 14'1

Double glazed windows to rear aspect with French doors giving access to the garden, exposed and varnished floorboards, two additional double glazed windows to side aspect, feature open fireplace with brick built surround, plate rack, radiator.



Ground Floor Cloakroom 5'4 x 2'7

Coloured lead light window to side aspect, low level WC, half tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling.

Lounge 16'1 into bay x 15'1

Double glazed bay window to front aspect, two further double glazed windows to side, exposed and varnished floorboards, feature open fireplace with brick surround and attractive wooden mantle piece, two radiators.

Kitchen 10'2 x 9'1

Double glazed window to side aspect. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap

First Floor Landing 16'2 x 5'7

A great size landing which is carpeted, built in storage cupboard, feature glass hatch to ceiling, picture rail, door and stairs leading to the second floor loft room. Doors to:

Bedroom One 15'8 into bay x 14'5

Double glazed bay window to front aspect and two additional double glazed windows to side, exposed and varnished floorboards, brick built open fireplace with attractive wooden surround, twin built in wardrobes, picture rail, radiator.

Bedroom Two 15'2 x 14'7

Double glazed window to rear aspect with two additional double glazed windows to side, exposed and varnished floorboards, twin built in wardrobes, picture rail, radiator.

Bedroom Three 10'7 x 9'1

Double glazed window to side aspect, carpeted, picture rail, radiator.

Bathroom 8'6 x 6'7

Coloured lead light window to side aspect, three piece suite comprising bath with mixer tap and shower over, low level WC, pedestal wash hand basin, half tiled to surrounding walls, radiator.

Externally

Rear Garden

The property benefits from an Italian/cottage styled rear garden which is south facing and mainly laid with shingled areas and enclosed by screen panelled fencing.

Front Garden

There is shingle and lawn areas to the front.











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Guide Price £600,000 - £650,000 Freehold

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