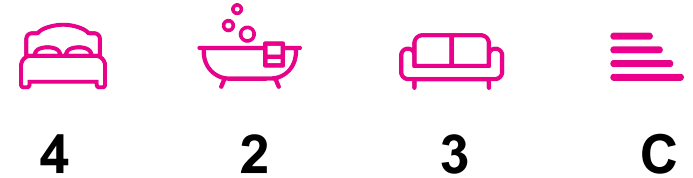


home.

£2,400 PCM

Glen Road, Leigh-on-Sea

12 Glen Road, Leigh On Sea, Essex, SS9 1EU



Home Estate Agents are delighted to offer to let this fantastic four bedroom terraced family home in the heart of Leigh-on-Sea which boasts impressive estuary views to rear, spacious accommodation and a south facing rear garden.

The accommodation comprises; entrance hall, living room opening into room and kitchen/breakfast to the ground floor with landing, three bedrooms and family bathroom to the first floor. Extended to the second floor, this fantastic house provides a further bedroom with dressing room and en suite as well as impressive views towards the 'Thames Estuary'. Externally, this charming home provides a large south facing garden with access to rear.

The property is served by gas central heating and provides partial double glazing.

Situated on Glen Road, a quiet cul-de-sac in the heart of Leigh-on-Sea, this wonderful terraced house is within a short stroll of the mainline railway station - serving London Fenchurch Street for commuters. Also within walking distance is the fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques. Available mid August.



Entrance - Solid door into:

Hallway

Lead light window to front, coved cornice, ceiling light, picture rail, dado rail, stairs rising to first floor landing with under stairs storage cupboard, radiator and engineered wood flooring. Doors to:

Open Plan Lounge/Diner

25'9" x 11'1" max x 9'8" min
Double glazed windows to rear with shutters, bay window to front with feature windows and shutters, two ceiling lights, coved cornice, picture rail, feature fireplace, Karndean flooring with underfloor heating. Double doors into cupboard housing boiler and window to side.

Kitchen Breakfast Room

18'4 x 10'4
Double glazed windows to rear and double glazed French doors leading out onto the rear garden, coved cornice, range of hanging ceiling lights and down lights, picture rail, range of base, drawer and cupboard units with stone worksurfaces and matching eye level cabinets, Britannia Range cooker with double oven and six burner gas hob with extractor over, one and a half bowl sink with drainer and taps, dishwasher, integrated fridge and freezer, space for washing machine and tiled floor with underfloor heating.

First Floor Landing

Two ceiling lights, picture rail, dado rail, stairs rising to second floor and fitted carpet. Doors into:

Bedroom Two

15'3" x 14'0"
Windows to front with fitted shutters, coved cornice, ceiling light, picture rail and fitted carpet.

Bedroom Three

10'4 x 13'3 max x 9'9 min
Double glazed window to rear and double glazed French doors opening onto the balcony offering sea views, ceiling light, picture rail, radiator and fitted carpet.

Bedroom Four

11'4 x 9'10
Double glazed windows to rear with fitted shutters, ceiling light, picture rail, radiator and fitted carpet.

Family Bathroom

Double glazed opaque window to side, down lights, WC, wash hand basin with mixer tap, bath with taps and shower over, heated towel rail, tiled walls and flooring.

Second Floor

Master Bedroom

17'4 x 14'1
Double glazed window to rear, double glazed Velux windows to front, down lights, eaves storage, radiator and fitted carpet.

Dressing Room

14'4 x 10'4
Double glazed windows to rear offering fantastic south facing estuary views, down lights, fitted sliding door wardrobes, radiator and fitted carpet.

En Suite

Double glazed opaque window to side, down lights, walk in shower, wash hand basin with taps, WC, heated towel rail, part tiled walls and tiled flooring

Externally

Rear Garden

The property provides a private south facing garden to the rear measuring approx 65ft. Decking, lawn, garden shed and rear access.

Agency Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.



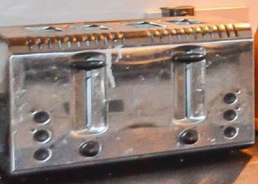




Chalkwell Hall Infant School
Gold Attendance Award
Autumn Term 2019
Maddie, Charlotte & ...

25 Metres
Certificate
Charlotte ...

al Frog 2





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PCM £2,400 PCM

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.