



21 Warren Road

21 Warren Road Leigh-on-Sea Essex SS9 3TT

Home Estate Agents are delighted to present this exquisite five-bedroom detached house located on the esteemed Warren Road in Leigh-On-Sea. Spanning an impressive 2,544 square feet, this property offers a perfect blend of space, comfort, and modern living.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features a convenient downstairs w/c and a study, ideal for those who work from home. The expansive lounge boasts a charming bay window and a brick-built fireplace complete with a wood burner, creating a warm and inviting atmosphere. The well-appointed kitchen, accompanied by a utility room, and a generous dining room that leads to a delightful conservatory, perfect for enjoying the garden views.

The first floor comprises four generously sized bedrooms, including a primary bedroom with its own en-suite bathroom, ensuring privacy and comfort. A modern family bathroom suite completes this level, providing ample facilities for family and guests alike. Ascending to the second floor, you will find a large bedroom with excellent storage options, making it a versatile space for various needs.

Externally, the property offers parking for up to four vehicles at the front, along with a garage for additional convenience. The rear garden is a true highlight, having been beautifully landscaped to create a tranquil outdoor retreat.



Situated in a highly sought-after area, this home is conveniently located near Belfairs Woods, a nature reserve, and Belfairs Golf Course. Additionally, Leigh Broadway and Leigh train station, which provides C2C links to London Fenchurch Street, are just a short distance away. This property is not just a house; it is a wonderful family home in a prime location, perfect for those seeking a blend of suburban tranquillity and urban accessibility.

Accommodation Comprises

The property is approached via hardwood part glazed door leading to:

Entrance Hall 11'9" x 8'1"

A welcoming entrance hall with carpeted stairs leading to the first floor landing, oak flooring, power points, coved cornice to smooth plastered ceiling with ceiling rose, ceiling light, double glazed stained glass window to side, skirting, glazed double doors to lounge and further panelled doors to:

Ground Floor Cloakroom

Modern two piece white suite comprising of low level WC, wash hand basin with mixer tap, coved cornice to smooth plastered ceiling, tiled flooring, radiator, ceiling light, extractor fan.

Study 8'7" x 7'4" max

Velux window to side aspect, oak flooring, power points, range of fitted cupboards, drawers and shelving units, coved cornice to smooth plastered ceiling, radiator, skirting, ceiling light, spot light lighting.

Living Room 27'1" x 15'8"

An exceptionally large main reception room with large double glazed lead light bay window to front aspect, carpeted, power points, television point, feature brick built fireplace with wood burner, four wall light points, coved and smooth plastered ceiling, further double glazed lead light obscure window to side aspect, radiator, skirting.



coved cornice to smooth plastered ceiling with inset spotlighting, tiled splash backs, fitted breakfast bar and various glazed display cabinets, radiator, skirting, door to utility room.

Utility Room 5'8" x 2'7"

Space and plumbing for washing machine, wall mounted boiler (not tested), tiled flooring, smooth plastered ceiling, skirting, ceiling light.

First Floor Landing 14'7" x 14' max

A spacious area with double glazed lead light stained obscure glass window to side aspect, carpeted, power points, carpeted stairs leading to the second floor landing, coved cornice to smooth plastered ceiling with ceiling rose, built-in airing cupboard, radiator, ceiling light, skirting, panelled doors to:

Master Bedroom 17'9" x 13'7" > 11'6"

Double glazed lead light window to front aspect, carpeted, power points, extensive range of fitted wardrobes with matching dressing table and drawers, coved cornice to smooth plastered ceiling with inset spotlighting, radiator, skirting, panelled door to en-suite.

En-Suite Shower Room 10'4" x 5'5"

Double glazed obscure window to side aspect, three piece suite comprising of fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, tiled flooring, coved cornice to smooth plastered ceiling with inset spotlighting, shaver point, heated towel rail, tiled walls, wall mounted storage cupboards.

Bedroom Two 15'2" x 11'4"

Double glazed window to rear aspect, carpet flooring, power points, range of fitted wardrobes with matching drawers, coved and smooth plastered ceiling, radiator, ceiling rose, pendant ceiling light, skirting.

Bedroom Three 15' x 10'7"

Double glazed window to rear aspect, carpet flooring, power points, coved and smooth plastered ceiling with ceiling rose, range of fitted wardrobes with matching drawers, radiator, skirting, pendant ceiling light.



Dining Room 15'6" x 11'4"

Double glazed French doors leading to the conservatory, oak flooring, power points, coved cornice to smooth plastered ceiling with ceiling rose, wall light, double glazed window to side aspect, radiator, skirting, ceiling light.

Conservatory 11'9" x 10'5"

A wonderful room with double glazed windows to all aspects and French doors leading to the rear garden, tiled flooring, power points, two radiators.

Kitchen/Breakfast Room 15'6" x 10'7"

Two double glazed windows to rear aspect with double glazed door to garden. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces which continue to the expanse of most walls with an abundance of cupboards and drawers beneath, space for Range cooker with fitted extractor hood above, integrated AEG dishwasher to remain, matching range of eye level wall mounted units,

Bedroom Four 13'0" x 8'4"

Double glazed lead light window to front aspect, carpeted, power points, coved cornice to smooth plastered ceiling with ceiling rose, radiator, skirting, pendant ceiling light.

Family Bathroom 10'7" x 8'3"

Double glazed obscure window to side aspect, five piece suite comprising of panelled bath with mixer tap, low level WC, half pedestal wash hand basin with mixer tap, fully tiled shower cubicle, bidet, coved cornice to smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, tiled flooring, heated towel rail, extractor.

Second Floor Landing

Double glazed stained glass lead light window to side aspect, carpeted, built-in storage cupboard (6'10 x 3'5), loft access via an eaves cupboard, coved cornice to smooth plastered ceiling with ceiling rose, pendant ceiling light, skirting, panelled door to:

Bedroom Five/Playroom/Office 17'0"max x 15'2">22'6 max

Double glazed window to side aspect, carpet flooring, power points, smooth plastered ceiling, television point, telephone point, radiator, skirting, ceiling light.

Externally

Rear Garden

The property benefits from a beautiful landscaped rear garden which commences with an attractive paved patio area to the immediate rear with electric powered sun awning, leading to lawn area with feature raised slate wall flowerbed and established shrub borders with slate rock water feature, garden shed with power to remain, outside lighting and water tap, spacious side access leading round to the front of the property.

Front Garden

The property is set back from the road allowing off street parking for several vehicles via block paved driveway with a neatly laid lawn area with flower and shrubs and access to the garage.

Integral Garage 16'1" x 8'5">7'

Up and over door, tap, power and lighting connected.















Guide Price: £1,100,000 - £1,200,000 Freehold

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