

17 Leighville Grove



# 17 Leighville Grove Leigh-on-Sea Essex SS9 2HU

Home Estate Agents are excited to present this delightful semi-detached cottage offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat by the coast.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The cottage features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this property is its west-facing garden, which allows for an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

Location is key, and this cottage does not disappoint. Situated close to the station, commuting to London is both easy and convenient, making it an excellent choice for those who travel for work or leisure.



## Accommodation Comprises

### Open Plan Lounge/Diner 22'4 x 12'1

#### Lounge

Original wood flooring, skirting, double glazed bay window to front, chimney breast with wooden mantle, slate hearth, brass surround and feature log burner, shelving to alcoves, ceiling light. Through to:

#### Dining Room

Continuation of original wood flooring, double glazed window to rear, ceiling light, large understairs storage cupboard



Housing fuse box, stairs rising to the first floor accommodation, ceiling light, two radiators. Steps down to:

#### **Kitchen 16'3 x 7'9**

Slate flooring, part tiled walls, double glazed window to rear, range of base units with granite effect worksurfaces and matching eye level wall mounted units, sink with drainer and taps, integrated Zanussi electric oven with Bosch four ring gas hob and extractor over, Worcester combi boiler, dishwasher, space for fridge freezer.



#### **Conservatory 10'4 x 6'8**

Continuation of slate tiled flooring with underfloor heating, double glazed ceiling windows and double glazed door to garden, base units with worksurface and matching eye level wall mounted units with space for freestanding washing machine and tumble dryer. Door to:

#### **Downstairs WC**

Continuation of slate tiled flooring and tiled walls, double glazed obscure window, wash hand basin, WC, ceiling light.

#### **First Floor Landing**

Original wooden flooring, ceiling light. Doors to:

#### **Master Bedroom 12'0 x 10'5**

Original wooden flooring, two double glazed windows to front, feature chimney breast, shelving to one recess and built in wardrobe to the other, ceiling light, radiator.

#### **Bedroom Two 11'5 x 9'4**

Original wooden flooring, double glazed window to rear, access to loft space, ceiling light, large built in storage cupboard with hanging rail and further storage cupboard, radiator. Door to:

#### **Bathroom**

Checker board tiled flooring with underfloor heating, part tiled walls, double glazed obscure window to rear aspect,

shower cubicle with panelled enclosed bath with tap and shower attachment, wash hand basin with mixer tap and vanity cupboard beneath, WC, extractor, heated towel rail/radiator.

#### Externally

#### Rear Garden

The rear garden commences with a patio area with the remainder being laid to lawn, raised well established borders, further patio area to the immediate rear, wooden cabin.

#### Wooden Cabin 9'2 x 6'7

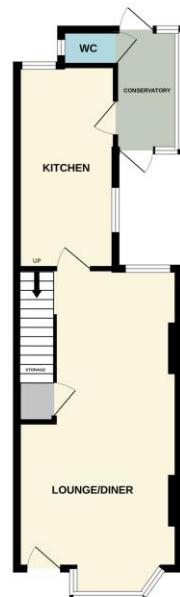
Split into two sections - with one side currently used as an artists studio and the other storage.







GROUND FLOOR



1ST FLOOR



**Guide Price £450,000 - £475,000 Freehold**

**HOME - The Estate Agent of Leigh**  
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