

61 Glendale Gardens



# 61 Glendale Gardens Leigh-on-Sea Essex SS9 2BG

Home Estate Agents of Leigh are delighted to offer for sale this surprisingly spacious three double bedroom family home situated in a central location in the heart of Leigh-on-Sea within short walking distance of the Broadway, Beach and station and which also benefits from an advantage of off street parking.

The accommodation comprises spacious entrance hall, ground floor shower cloakroom, lounge/diner, spacious kitchen family room overlooking the rear garden. Whilst to the first floor there are three well appointed bedrooms and family bathroom.



Situated on Glendale Gardens in the Heart of Leigh-on-Sea, this family home is ideally located for Leigh-on-Sea's bustling Broadway with its array of bars, restaurants, shops and boutiques along with the beach and mainline railway station also being close at hand giving direct links to London Fenchurch Street.



## Accommodation Comprises

The property is approached via a composite style entrance door with obscure glazed inset, leading to:

### Entrance Hall 14'5 x 5'2 > 7'10

Two double glazed obscure windows to front, stairs rising to first floor landing with understairs storage cupboard housing meters, internal feature-stained glass lead light window, coved cornice, spotlights, radiator. Doors to:



heated towel rail.

#### **Kitchen Family Room 16'0 x 8'10 > 12'5**

Fantastic room with tiled flooring, double glazed French doors leading onto the rear garden plus further double glazed windows to rear. The kitchen is fitted to include a range of base units with rolled edge worksurfaces and matching eye level wall mounted units, breakfast bar, stainless steel sink with mixer tap and drainer, space for American style fridge/freezer & Range style cooker, tiled splashbacks, coved cornice, spotlights, vertical radiator.



#### **Lounge Diner 29'6 x 12'1 < 9'10**

Double glazed window to front with shutters, glazed double doors to rear leading into kitchen/family room, feature exposed brick chimney breast, window seat with storage, coved cornice, picture rail, radiator.

#### **Ground Floor Shower Room 7'6 x 7'2**

Tiled flooring, range of base units with square edge worksurfaces and space for washing machine and tumble dryer, matching eye level wall mounted units, stainless steel sink with mixer tap and drainer, part tiled walls, WC, corner shower cubicle, spotlights, extractor,

#### **First Floor Landing**

Loft access, picture rail, dado rail, spotlights. Doors to:

#### **Bedroom One 15'5 x 10'9**

Double glazed bay window to front with fitted shutters, coved cornice, feature exposed brick chimney breast, radiator.

#### **Bedroom Two 13'1 x 10'9**

Double glazed window to rear, picture rail, fitted cupboard, radiator with decorative cover.

### Bedroom Three 9'6 x 6'10

Double glazed window to front, coved cornice, picture rail, radiator.

### Family Bathroom 7'6 x 5'6

Tiled flooring, part tiled walls, two double glazed obscure windows to rear. The bathroom is fitted to include panelled bath with mixer tap and shower over & glass screen, WC, wash hand basin with mixer tap and vanity storage, extractor, spotlights, heated towel rail.



### Externally

### Front Garden

Block paved with dropped kerb providing off street parking.

### Rear Garden

Rear garden measuring approx 45ft commencing with decked patio with the remainder being laid to lawn, further decked area and shed to rear, outside tap, power and lighting, enclosed by screen panelled fencing, pedestrian access to rear.





HAPPY HOUR

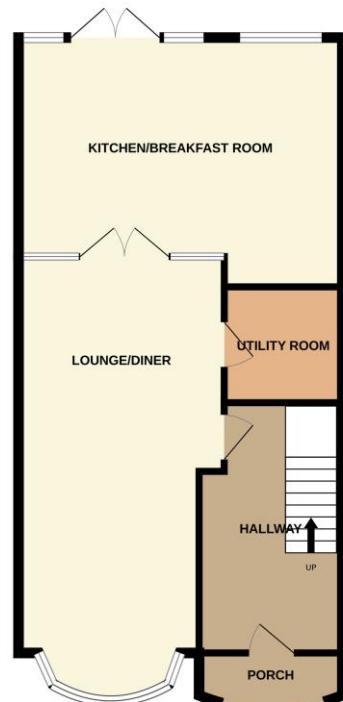




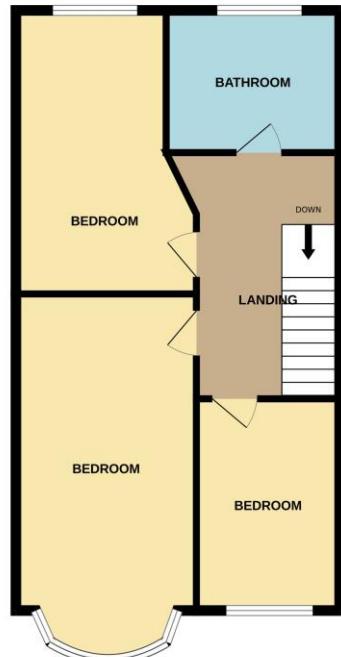




GROUND FLOOR



1ST FLOOR



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**Price: £525,000 Freehold**

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