



203 Elm Road



# 203 Elm Road Leigh-on-Sea Essex SS9 1SB

Home Of Leigh are super excited to offer for sale this surprisingly spacious four bedroom character family home, situated in a popular residential area which is south of the London Road and within easy walking distance of the bustling Broadway and mainline railway station giving direct access to London Fenchurch Street.

The accommodation comprises; entrance hall, ground floor wet room, a south facing lounge, separate snug and a fabulous open plan kitchen/diner overlooking the rear garden with a separate utility room.

To the first floor there is a larger than average landing area with three bedrooms and a modern family bathroom, whilst to the second floor there is a wonderful master bedroom with en suite shower room and walk-in closet.

Externally the property boasts a delightful rear garden and off street parking to the front for three vehicles.



Located on Elm Road in the heart of Leigh on Sea, this stylish family home is perfectly positioned to take full advantage of Leigh Broadway and its array of shops, bars, restaurants and boutiques as well as being within a short stroll of the beach and mainline railway station offering direct access into London.

## Accommodation Comprises

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

### Entrance Hall 15'7 x 7'2

A great size entrance hall with wood flooring, stairs leading to the first floor landing with under stairs storage cupboard housing the boiler (not tested), coved cornice to ceiling, radiator, doors to:

### Ground Floor Wet Room 8'2 x 5'5

Double glazed obscure window to side aspect, shower area, low level WC, wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring, heated towel rail.





#### Lounge 16'8 x 12'9

Double glazed bay window to front aspect, carpeted, feature fireplace with tiled hearth, coved cornice to ceiling with feature mouldings and central ceiling rose, three quarter wood panelling to walls with plate rack, radiator.

#### Snug 14'3 x 9'8

Wood flooring throughout, feature cast iron fireplace with wooden surround, coved cornice to ceiling with central ceiling rose, radiator, open plan to:

#### Kitchen/Diner 17'1 x 11'3

Double glazed window to rear aspect with adjacent double glazed French doors giving access to the rear garden. The kitchen is fitted to include a modern sink unit with mixer tap and waste disposal unit,



inset into a range of square edge work surfaces to the expanse of most walls with cupboards and drawers beneath, range cooker to remain with fitted extractor hood above, further range of matching eye level wall mounted units, integrated fridge and separate freezer, integrated dishwasher, smooth plastered ceiling with inset spotlighting and two feature roof lanterns, wood flooring, access to:

#### Utility Room 8'4 x 6'1

Double glazed obscure window to side aspect, continuation of wood flooring, range of square edge surfaces with appliance space and plumbing for washing machine, smooth plastered ceiling with inset spotlighting.

#### First Floor Landing 12'2 x 9'7

A great size landing area with exposed floorboards, coved and smooth plastered ceiling, stairs leading to the second floor landing, radiator, doors to:

#### Bedroom Two 16'8 x 11'4

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling, radiator.

#### Bedroom Three 14'2 x 8'6

Double glazed window to front aspect, carpeted, coved to smooth plastered ceiling, radiator.

#### Bedroom Four 9'3 x 7'5

Double glazed window to front aspect, exposed floorboards, coved and smooth plastered ceiling, radiator.



#### Bathroom 9'2 x 7'2

Two double glazed obscure windows to rear aspect, modern suite comprising, bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, coved and smooth plastered ceiling with inset spotlighting, exposed floorboards, radiator.

#### Second Floor Landing

Door to:

#### Master Bedroom 16'7 x 15'5

Two Velux windows to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, built-in eaves storage cupboard, radiator, doors to:

#### En-Suite Shower Room 10'1 x 4'5

Modern suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, half tiled to surrounding walls.

#### Walk-In Closet 9'3 x 6'1

Exposed floorboards, ample space for hanging rails.

#### Extremally

#### Rear Garden

The property benefits from a great size rear garden which commences with a decked patio area to the immediate rear with the remainder of the garden being laid to lawn and enclosed by screen panelled fencing. There is a further patio area to the extreme rear, side access to the front.

#### Front Garden

The front of the property is paved providing off street parking for two/three vehicles.

























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**Price: £695,000 Freehold**

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