



19 Oakleigh Park Drive

19 Oakleigh Park Drive Leigh-on-Sea Essex SS9 1RP

Home Of Leigh are delighted to offer for sale this charming three bedroom family home which is located just off Leigh Broadway and therefore within walking distance of all its local amenities as well as having a lovely west backing rear garden.

The accommodation comprises; entrance hall, ground floor cloakroom, lounge and a fabulous open plan kitchen & family room, whilst to the first floor there are three well appointed bedrooms and a modern four piece bathroom suite.

Externally there is a great size west backing rear garden.

Located on Oakleigh Park Drive in the heart of Leigh on Sea, this characterful property is perfectly positioned for the Broadway and all it's shops, bars, restaurants and boutiques as well as being within a



short walk of the Old Town and mainline railway station giving direct access to London Fenchurch Street.

Accommodation comprises:

Part glazed entrance door leading to:

Entrance Hall

A welcoming entrance hall with wood flooring throughout, coved to smooth plastered ceiling, oak wood flooring, stairs leading to the first floor accommodation with under stairs storage cupboard housing plumbing and space for washing machine and wall mounted combination boiler (not tested), cast iron effect radiator. Doors to:



Open Plan Kitchen/Diner 17'9 x 17'6

A great size extended kitchen with double glazed bi-folding doors to rear with integrated blinds giving access to the rear garden. The kitchen area is fitted to include stainless steel single drainer sink unit with mixer tap inset into a range of square edge work surfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units, appliance space for American style fridge/freezer, two integrated ovens (one being microwave combi) & additional warming plate, integrated dishwasher, electric hob with extractor hood above, integrated bin storage, tiled flooring throughout with zoned underfloor heating, smooth plastered ceiling with inset spot lighting. Door to:



Ground Floor Cloakroom

Modern two piece suite comprising, low level w.c with integrated wash hand basin over, oak wood flooring, smooth plastered ceiling with inset spot lighting.

Lounge 14'7 x 11'9

Double glazed bay window to front aspect, oak wood flooring, coved to smooth plastered ceiling, radiator.

Built-in Larder Cupboard

Fitted with a range of base & eye level wall mounted units with roll edge work surfaces, tiled flooring, smooth plastered ceiling with inset spot lighting.

First Floor Landing

Carpeted, coving to smooth plastered ceiling with access to loft space. Doors to:

Bedroom One 12'1 x 11'2

Two double glazed windows to rear aspect, exposed floorboards, coving to smooth plastered ceiling, picture rail, radiator.

Bedroom Two 14'7 x 9'6

Double glazed bay window to front aspect, exposed wood floorboards, coving to smooth plastered ceiling, picture rail, radiator.

Bedroom Three 8'7 x 8'3

Double glazed door to front giving access to a balcony, carpeted, three quarter wood panelling to walls, coving to smooth plastered ceiling, picture rail, radiator.

Bathroom 7'1 x 6'6

Double glazed obscure window to rear aspect, modern four piece suite comprising, floor standing bath with mixer tap, fully tiled shower cubicle, low level w.c, wash hand basin with mixer tap and vanity cupboards beneath, tiled flooring, smooth plastered ceiling with inset spot lighting, heated towel rail.

Rear Garden:

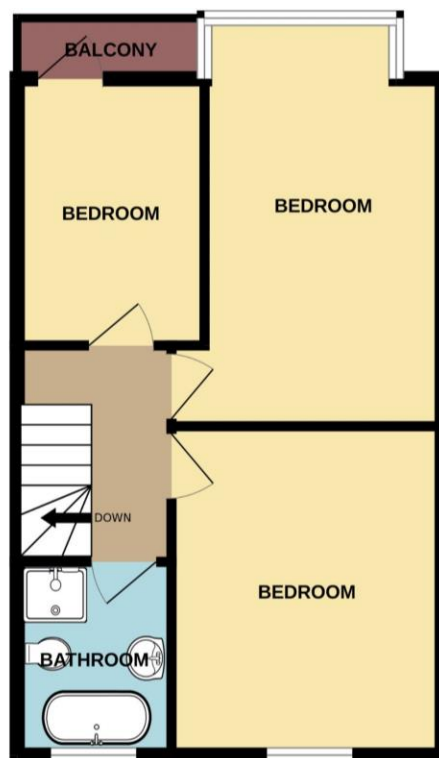
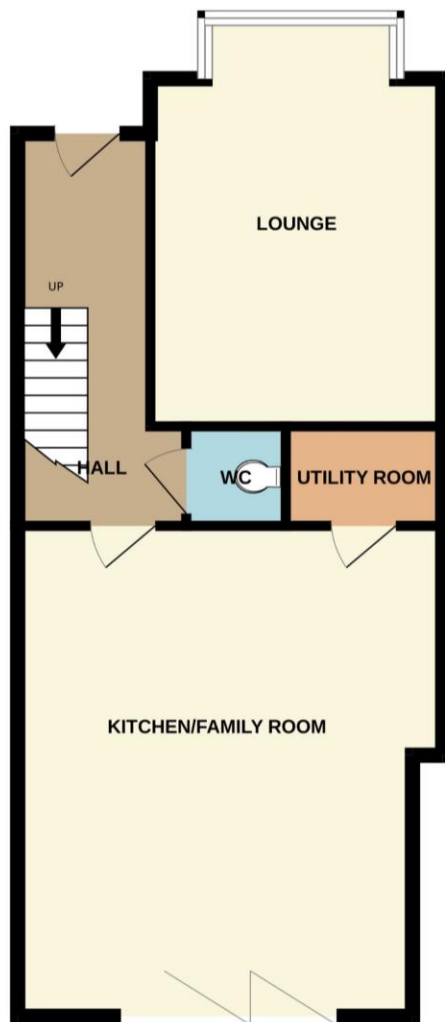
The property benefits from a good size west backing rear garden which commences with a small paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, garden shed to remain, side access to the front.











Price: £525,000 Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

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