



40 Torquay Drive

40 Torquay Drive Leigh-On-Sea Essex SS9 1SE

Home Estate Agents are privileged with instruction to offer for sale this stunning three bedroom family home in the heart of Leigh-on-Sea which boasts fabulous internal presentation and incorporates a contemporary open-plan kitchen/family room. The house provides a beautiful private rear garden, off street parking to front and a modern four-piece bathroom suite and being within the North Street Catchment area.

The accommodation comprises; entrance hall, lobby, cloakroom, living room and a wonderful open-plan kitchen/family room to the ground floor with landing, three bedrooms and family bathroom completing the first. Externally, this impressive end of terrace house boasts a landscaped private garden to rear and paved off street parking to front.

Blending contemporary design with period features, this truly fantastic home has been tastefully modernised and extended by the current vendor with high specification throughout



which includes marble tiles, underfloor heating as well as modern aluminium windows/doors to the rear of the property.

Situated on Torquay Drive, south of the London Road in Leigh-on-Sea, this immaculate house is within a short stroll of the local fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. Also within walking distance is the mainline railway station - serving London Fenchurch Street for commuters.

Available to view immediately, we strongly encourage internal viewings to appreciate this stunning home.

Entrance

Solid entrance door with feature lead light windows into:

Hallway

Ceiling light, coved cornice, picture rail, dado rail, stairs rising to first floor, radiator and engineered wooden flooring. Doors to:

Living Room 14'6 x 11'2

Double glazed windows to side and front with bespoke fitted blinds, coved cornice, ceiling rose with light, picture rail, feature log burner, radiator and engineered wooden flooring.



recessed, exposed brick wall to rear, radiator and Porcelain tiled flooring with underfloor heating. Open to:

Kitchen Area 17'9 x 8'1

Double glazed aluminium sky lantern, double glazed aluminium window to rear overlooking the garden, two separate marble and Quartz worksurfaces, integrated fitted high gloss base, drawer and cupboard units with matching eye level wall cabinets, tiled splashbacks, down lights, two feature hanging lights, integrated wine fridge, space for Stoves Range cooker with extractor over, washing machine, dryer, dishwasher and American style fridge freezer, one and a half bowl sink with drainer and mixer tap, Porcelain tiled flooring with underfloor heating.



Lobby Area

Down light, underfloor heating control, engineered wooden flooring with underfloor heating, WI-Fi. Door into:

Cloakroom

Down light, extractor, corner wash hand basin with mixer tap, WC and Marble tiled walls and Porcelain tiled flooring.

Kitchen Family Room

Dining Area 13'10 x 9'10

Large aluminium door leading to garden and double glazed windows, coved cornice, ceiling rose with light, feature fireplace with original fitted storage cupboards either side of

First Floor Landing

Loft access, ceiling light, picture rail, dado rail, radiator and fitted carpet. Doors to:

Bedroom One 14'8 x 11'6

Double glazed windows to front and side with bespoke fitted blinds, coved cornice, ceiling rose with light, picture rail, built in floor to ceiling wardrobes, radiator and fitted carpet.

Bedroom Two 14'0 x 11'8

Double glazed window to rear, ceiling light, picture rail, built in wardrobe and storage cupboard housing boiler, radiator and wooden flooring.

Bedroom Three 6'11 x 6'9

Double glazed windows to front with bespoke fitted blinds, ceiling light, coved cornice, picture rail, radiator and wooden flooring.

Bathroom

Double glazed aluminium windows to the rear, down lights, wall light, wash hand basin with mixer tap and vanity unit, part marble tiled walk in double shower, freestanding bath with mixer tap and shower attachment, WC, tiled splashbacks, marble and Porcelain tiled flooring with underfloor heating.

Externally

Front

Paved providing off street parking.

Rear Garden

Rear garden measuring approx 40ft with stone shingles, paved patio and pathway, Pergola, lawn, shrubs, wood chip and shed. Side access.













TOTAL FLOOR AREA: 976 sq. ft. approx.
Made with Meridian ©2020



Price £625,000 Freehold

HOME - The Estate Agent of Leigh
84 Broadway, Leigh on Sea, Essex SS9 1AE. Tel: 01702 480033

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.

HP1222 Printed by Ravensworth 01670 713330