



1272 London Road

1272 London Road Leigh-on-Sea Essex SS9 2UD

Home Of Leigh are very excited and privileged to offer for sale this absolutely charming and beautifully maintained four bedroom detached Goldworthy chalet/bungalow which is perfectly located on the corner of Burnham Road within the enviable Marine Estate.

The accommodation comprises; grand entrance/dining hall with fireplace, a formal lounge with a beautiful fireplace and access to the south backing rear garden, a separate kitchen/breakfast room with separate utility room and a wonderful double glazed conservatory.

There is also a guest cloakroom to the ground floor along with two bedrooms including a large master bedroom with fitted wardrobes and access to an en suite shower room, whilst to the first floor there are two further bedrooms and a modern three piece bathroom suite.

Externally the property stands proudly on a generous size south backing corner plot with well tended gardens to the front, side and rear offering a wonderful space for outside dining and entertaining. Parking facilities are provided by a private driveway accessed via electric gates which leads to a large detached garage.



Located on the corner of London Road and Burnham Road within the sought after Marine Estate in Leigh on Sea, this fabulous and distinctive property is perfectly positioned to take full advantage of the ever popular Broadway with its array of shops, bars, restaurants and boutiques as well as local bus routes giving access to the surrounding areas.

Accommodation Comprises

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

Entrance/Dining Hall 18'1 x 15'4 < 12'2

A welcoming entrance hall which is also being utilised as a dining room which has double glazed lead light windows to side aspect and French doors leading out to a veranda, carpeted, feature wood

panelling to walls and ceiling, four wall light points, feature brick built fireplace with matching brick hearth, bespoke fitted seating area to either side of fireplace, wall mounted lead light display cabinets, plate rack, radiator. Open plan to:

Inner Hallway 14'7 x 8'8

Carpeted, smooth plastered ceiling, stairs leading to the first floor accommodation, radiator. Doors to accommodation off:

Ground Floor Cloakroom 6'2 x 3'1

Modern two piece suite comprising; low level WC, pedestal wash hand basin with tiled splashbacks, smooth plastered ceiling, tiled flooring, radiator.



Lounge 22'1 into bay x 15'4

A fabulous dual aspect main reception room with double glazed lead light windows to front and rear aspect, feature brick built fireplace with bespoke seating either side, feature panelling to walls and ceiling, plate rack, additional double glazed lead light windows to rear with French doors giving access to the garden, two wall light points, radiator.

Kitchen Breakfast Room 14'1 x 12'1

Double glazed lead light window to side aspect and additional double glazed windows and French doors to rear giving access to the conservatory. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of granite worksurfaces with an abundance of cupboards and drawers beneath, Range Master cooker with fitted extractor hood above, further range of matching eye level wall



mounted units with concealed strip lighting beneath, integrated under counter fridge and dishwasher, matching dresser unit with additional cupboards and drawers (to remain), tiled flooring, radiator. Door to:

Utility Room 8'1 x 7'2

Double glazed lead light window to side aspect with adjacent door to garden, Butler sink with mixer tap inset into worksurfaces with cupboards beneath, appliance space and plumbing for washing machine, integrated fridge and separate freezer, further fitted cupboards and storage, smooth plastered ceiling with inset spotlighting.

Double Glazed Conservatory 14'1 x 12'7

Double glazed windows to rear and side aspect with French doors giving access to the garden, feature glass roof, tiled flooring, two wall light points, radiator.

Master Bedroom 16'2 into bay x 12'3

Double glazed lead light bay window to front aspect and additional double glazed lead light obscure window to side, carpeted, smooth plastered ceiling with inset spotlighting, range of fitted floor to ceiling wardrobes with mirror fronted doors, radiator. Door to:

En-Suite Shower Room 6'9 x 5'6

Double glazed lead light obscure window to side aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, tiled flooring, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Ground Floor Bedroom Three 11'1 x 8'9

Double glazed lead light window to side aspect, carpeted, feature brick built fireplace with matching brick hearth, smooth plastered ceiling, radiator.

First Floor Landing 6'5 x 6'1

Carpeted, smooth plastered ceiling with inset spotlighting. Doors to:

Bedroom Two 18'2 < 14'6 x 16'5 < 12'1

Double glazed lead light windows to rear and side aspect, carpeted, range of built in wardrobes, smooth plastered ceiling with inset spotlighting, radiator.

Bedroom Four 11'1 x 8'1

Double glazed lead light window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting, built in eaves storage cupboards, radiator.

Bathroom 9'6 < 7'1 x 6'4

Velux window to side aspect, modern three piece suite comprising: bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled flooring, half tiled to surrounding walls, built in eaves storage cupboard, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property stands on a generous sized south backing corner plot and benefits from a great size rear garden which commences with an attractive block paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by well tended flower and shrub borders and screen panelled fencing, outside lighting, outside water tap, side access to the front of the property and access to a detached garage.

Front Garden

To the front of the property is mainly laid to lawn with mature range of flower and shrub borders.

Parking Facilities

The property benefits from a detached garage which measures 18'2 x 14'3 with up and over roller door, double glazed window and door to garden, power and lighting connected. There is additional off street parking for several vehicles in front of the garage which is accessed via electronically operated double gates which is approached from Burnham Road.

















Guide Price: £750,000 - £800,000 Freehold

HOME - The Estate Agent of Leigh
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