



4 The Gables

4 The Gables Leigh-On-Sea Essex SS9 4DU

Home Estate Agents are delighted to offer for sale this fabulous four bedroom link detached house positioned within a quiet cul-de-sac in Leigh-on-Sea. This superb home benefits from off street parking, garage, and a well presented secluded rear garden. Nearby woods are just a short stroll away, perfect for evening and weekend walks with the family.

The accommodation comprises; entrance hall, cloakroom, spacious lounge, contemporary kitchen (fitted in April 2020) and a conservatory to the ground floor with landing, four bedrooms and a family bathroom completing the first.

Externally, this wonderful residence features paved off street parking to front, garage to side and a beautifully presented secluded rear garden with a purpose-built outbuilding which lends itself perfectly to working from home.



The property is served by gas central heating and offers recently fitted double glazed windows. The current owners have also informed us that the soffit's and fascias have recently been replaced.

Situated in The Gables, a modern 'Mews' development within a quiet Leigh-on-Sea location, this impressive link detached house offers an idyllic setting whilst being within close proximity to local amenities. Schools, shops, woods and transport routes all within easy reach.

This fantastic property offers plenty of space with approximately 1,331 sq ft of accommodation. We advise internal viewings to avoid any disappointment.

Accommodation Comprises:

Entrance

Double entrance doors into:

Hallway

Tiled flooring, radiator, coved cornice, ceiling rose with light, stairs leading to first floor, thermostat. Doors into:

Living Room 24'6 x 11'3

Wood effect laminate flooring, vintage style radiators, coved cornice, two ceiling roses with lights, wall mounted lights, double glazed window to front with fitted blinds and electric fire. French doors opening into:



Conservatory 12'9 x 8'10

Wood effect laminate flooring, surrounding double glazed windows with fitted blinds, French doors leading to the garden, ceiling light with fan, wall mounted radiator.

Kitchen

Tiled flooring, wall mounted radiator, under stairs storage cupboard, high gloss contemporary base, drawer and cupboard with laminate worksurfaces and matching eye level wall cabinets, coved cornice, ceiling light, integrated appliances include dishwasher, five burner gas hob with extractor over, double electric oven, wine cooler, bowl sink with drainer and taps including special hot tap, fridge and



freezer. Double glazed window to rear and double glazed door both with integrated blinds leading to garden

Cloakroom

Tiled flooring, heated towel rail, part tiled walls, coved cornice, ceiling light, WC, wash hand basin with taps, double glazed opaque windows to front with fitted blinds.

First Floor Landing

Fitted carpet, vintage style radiator, large floor to ceiling storage cupboard, loft access with pull down ladder, ceiling rose with light, coved cornice, double glazed window to side. Doors into:

Bedroom One 11'5 x 11'3

Laminate flooring, vintage style radiator, coved cornice, ceiling light with fan, double glazed window to front with fitted blinds.

Bedroom Two 11'3 x 10'7

Fitted carpet, vintage style radiator, built in wardrobe, coved cornice, ceiling light with fan, double glazed window to front.

Bedroom Three 12'9 x 8'3

Laminate flooring, vintage style radiator, coved cornice, ceiling light, double glazed windows to rear and side with fitted blinds.

Bedroom Four 7'7 x 6'10

Laminate flooring, radiator, coved cornice, ceiling light, fitted storage, double glazed window to rear with fitted blinds.

Bathroom

Vinyl flooring, vintage style radiator, WC, wash hand basin with mixer tap, wall mounted cabinet, bath with taps and shower over, double glazed opaque window to rear with fitted blind, coved cornice, ceiling light and part tiled walls.

Externally

Front Garden

Paved providing off street parking.

Garage 17'10 x 8'3

Garage to side with power and lighting.

Rear Garden

Secluded private rear garden measuring approx. 45ft with paved patio, lawn, shrubs, decking, stone shingles, rear access, greenhouse, three outbuildings for versatile use i.e. Office space, storage etc, access to side and garage.





GROUND FLOOR
786 sq.ft. approx.



1ST FLOOR
545 sq.ft. approx.



TOTAL FLOOR AREA: 1331 sq.ft. approx.
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Guide Price: £500,000 - £525,000 Freehold

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