



164 Western Road, Leigh

164 Western Road Leigh-On-Sea Essex SS9 2PL

Home Estate Agents are delighted to offer for sale this substantial and deceptively spacious four bedroom semi-detached house located within the much sought after 'Marine Estate' in Leigh-on-Sea. This fantastic family home boasts large accommodation of approximately 1,876 sq ft, set over three floors, which includes a fabulous open-plan contemporary kitchen/family room, four good sized bedrooms and two modern bathrooms with an en suite shower room accompanying the master. This spacious residence further provides a south facing garden, garage and paved off street parking and is also within close proximity to nearby train station.

The accommodation comprises; entrance hallway, cloakroom, lounge, utility and a fabulous open-plan family room with contemporary kitchen with dining and living areas to the ground floor with landing, three bedrooms and a modern bathroom completing the first. To the second floor, this wonderful home contains a further landing and master bedroom with stylish en suite shower room. Externally, this impressive semi-detached house boasts a well presented south facing rear garden which features a recently added outbuilding - ideally suited to use as a home office.

The property also offers paved off street parking to front and a single garage (accessed via shared driveway to side).



The property is served by gas central heating and offers replacement double glazing where mentioned.

Situated on Western Road, a popular residential thoroughfare within the desirable 'Marine Estate', this superb residence is within close proximity to local amenities which includes the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques. The house also falls within catchment for the sought after West Leigh Schools.

Boasting a stunning open-plan contemporary kitchen/family room and spacious accommodation of approximately 1,876 sq ft, we strongly recommend internal viewings to avoid missing out on this marvellous semi-detached family home.

Accommodation Comprises:

Entrance

Entrance door to front with decorative glass insert into:

Hallway

Karndean flooring, radiator, double glazed opaque window to side, coved cornice, ceiling rose with light, stairs rising to first floor with understairs storage, thermostat. Doors leading to:

Cloakroom

Karndean flooring, radiator, double glazed lead light window to side, ceiling light, WC, wash hand basin with mixer tap and vanity unit.

Lounge 15'0 x 12'3

Karndean flooring, two radiators, log burner, coved cornice, ceiling rose with light, double glazed lead light bay window to front with fitted shutters. French doors leading to:



Kitchen Family Room

Sitting/Family Room 12'11 x 12'8

Karndean flooring, radiator, log burner, coved cornice, ceiling rose with light. Opening into:

Kitchen Dining Area 19'3 x 14'3

Karndean flooring, radiator, double glazed windows and French doors leading onto the rear garden, Sky light Lantern, ceiling lights and down lights, base, drawer and cupboard units with Quartz worksurfaces, matching eye level wall cabinets and feature centre island, integrated dishwasher, one and a half sink with mixer tap, fridge and freezer, Range Master double oven and grill, induction hob and extractor over. Opening into:



Utility

Karndean flooring, radiator, base, drawer and cupboard units with Quartz worksurfaces and matching eye level wall cabinets, sink with mixer tap, space for washing machine and dryer, downlights, double glazed opaque window to side.

First Floor Landing

Fitted carpet, stairs rising to second floor, picture rail, coved cornice, ceiling light, double glazed window to side with fitted shutters. Doors into:

Bedroom Two 15'3 x 13'0

Fitted carpet, radiator, picture rail, coved cornice, ceiling rose with light, built in wardrobes, double glazed window to rear with fitted shutters.

Bedroom Three 15'0 x 11'9

Fitted carpet, radiator, feature fireplace, picture rail, coved cornice, ceiling rose with light, built in wardrobes, double glazed lead light bay window to front with fitted shutters.

Bedroom Four 8'7 x 7'9

Fitted carpet, radiator, picture rail, coved cornice, ceiling light, double glazed lead light windows to front with fitted shutters.

Bathroom

Large family bathroom with tiled flooring, part tiled walls, down lights, extractor, WC, wash hand basin with mixer tap and vanity unit, wall mounted mirrored cabinet, radiator, heated towel rail, sunken bath with mixer tap and shower over, double glazed opaque window to rear with fitted shutters.

Second Floor Landing

Fitted carpet, ceiling light, double glazed opaque window to side.

Master Bedroom 19'4 x 14'0

Fitted carpet, eaves storage, down lights, three double glazed Velux windows to front, double glazed French doors and double glazed windows to rear with Juliet balcony, fitted wardrobes.

En-Suite

Tiled flooring, part tiled walls, radiator with heated towel rail, WC, wash hand basin with mixer tap and vanity unit, wall mounted mirror, walk in double shower, ceiling light, double glazed opaque windows to rear with fitted shutters.

Externally

Front Garden

Paved front garden providing off street parking.

Garage

Garage with shared driveway.

Rear Garden

South facing rear garden with paved patio, decking, artificial lawn, shrubs and outbuilding/home office.

Home Office 9'4 x 9'1

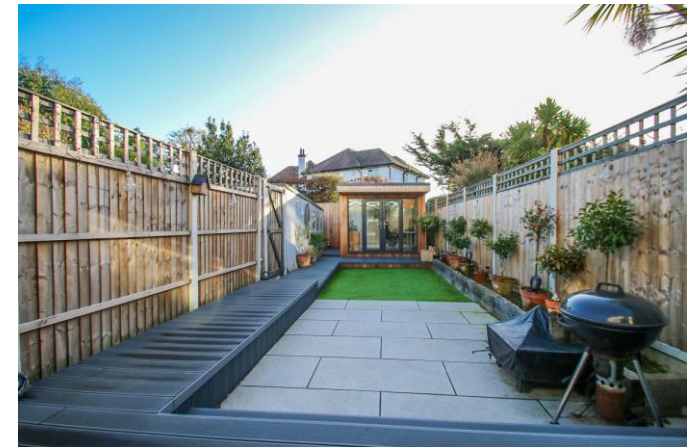
Purpose built and recently added home office with power and lighting as well as double glazing to side and front with French doors opening to garden.







TOTAL FLOOR AREA : 1876 sq.ft. approx.
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Guide Price: £725,000 - £750,000 Freehold

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