



Burnham Road, Leigh-on-Sea, Essex SS9 2JS
Guide price £950,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Occupying a most enviable position, just a stone's throw from Belton Hills Nature Reserve, a 15 minute walk from the iconic Leigh Broadway and around a 10 minute walk to Old Leigh with its array of cafes, bars, restaurants and boutiques, is this simply superb and stylishly presented family home. The property has been altered slightly by the present owners and has been improved to a wonderfully high specification throughout. Spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a living room, cloakroom and possibly the property's biggest selling point - a wonderful refitted open plan kitchen/dining/family room at the rear with large island unit and fully integrated appliances throughout. The remaining living accommodation is spread over two further floors with the first floor comprising a landing leading to three well proportioned double bedrooms, two of which are complimented by impressive en-suite shower rooms and two of which are currently utilised as a dressing suite & office. Leading up to the second floor, a small landing provides access to a wonderful master suite featuring extensive built in storage/wardrobes and a further adjoining en-suite shower room. Externally, the property enjoys a low maintenance, yet generously sized private and enclosed rear garden with summer house to the rear and off road parking is on offer as part of an aesthetically pleasing frontage. The property also offers convenient access on to the A13 as well as to a range of public transport links including Leigh Station where the C2C line can take commuters into Fenchurch Street in less than an hour. Viewing this property is a must to fully appreciate what is on offer! Energy Rating B.

SECOND FLOOR:

LANDING:

Obscure double glazed sash window to side, glass panelled balustrade staircase down to first floor, solid oak door to:

BEDROOM:

Two double glazed sash windows to rear, radiator with cover, range of built in white gloss fronted wardrobes, small double glazed Velux window to front, solid oak door to:

EN-SUITE:

Luxury 3 piece white suite comprising fully tiled walk-in shower with both handheld and overhead attachments, floor drain and glass screen, close coupled WC and wash hand basin set on vanity unit with storage below and wall mounted mirrored cabinet over, tiled walls and floor, inset downlights, extractor fan.

FIRST FLOOR:

LANDING:

Double glazed sash window to front with fitted white shutters,

obscure double glazed sash window to side, radiator with cover, airing cupboard housing hot water cylinder, glass panelled balustrade staircase to second and ground floors, inset downlights, solid oak doors to:

BEDROOM:

Double glazed bay sash window to front, radiator with cover, solid oak door to:

EN-SUITE:

Chrome heated towel rail, luxury 3 piece white suite comprising fully tiled walk-in shower with both handheld and overhead attachments, floor drain with glass screen, WC with concealed cistern and wash hand basin set on vanity unit with storage cupboard below and wall mounted mirrored cabinet over, tiled walls and floor, inset downlights, extractor fan.

BEDROOM/OFFICE:

Two double glazed sash windows to rear, radiator, extensive range of built in office furniture with desk unit and display cabinets.

BEDROOM/DRESSING ROOM:

Two double glazed sash windows to rear, underfloor heating, fitted with an extensive range of built in wardrobes to both flank walls, further low level storage cupboards, large hatch providing access to boarded loft space with pull down stair ladder, walkway with inset downlights leading to:

EN-SUITE:

Luxury 3 piece white suite comprising fully tiled walk-in shower with both handheld and overhead shower attachments, floor drain and glass screen, WC with concealed cistern and wash hand basin set centrally in large vanity unit with storage below and large wall mounted mirrored cabinet over, fully tiled walls and floor, inset downlights, under unit sensor lighting, extractor fan, underfloor heating.

GROUND FLOOR

Underfloor heating throughout Ground Floor.

ENTRANCE HALLWAY:

Part obscure glazed composite entrance door with side light window to front, radiator with cover, glass panelled staircase to first floor with built in storage units below, solid oak floor, inset downlights, solid oak doors to:

LIVING ROOM:

Double glazed bay sash window to front, flame effect electric fire with display mantle over.

CLOAKROOM:

Obscure double glazed sash window to side, 2 piece white suite comprising close coupled WC and wall mounted wash hand basin, tiled walls and floor, inset downlights.

KITCHEN/DINER:

Double glazed French style doors opening onto rear garden, double glazed sash windows to side and rear, vertical radiator, radiator with cover, extensive range of matching wall and base mounted storage units and drawers, Quartz work surfaces with inset single bowl sink unit, large central island with built in 4-ring induction hob with extractor hood over, built in eye level twin ovens, microwave oven and steam oven, American style fridge/freezer to remain, integrated dishwasher, washing machine and wine fridge, matching splashbacks, Amtico flooring, inset downlights.

EXTERIOR:

REAR GARDEN:

Low maintenance rear garden commencing with a large paved patio seating area leading to remainder which is predominantly artificially turfed with raised beds to borders with self maintaining irrigation system, further paved seating area at rear leading to summerhouse, side access paths and gates leading to:

FRONTAGE:

Driveway providing off road parking for 2 vehicles, side access gate leading to rear garden.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Council Tax Band F.

AGENTS NOTE (SOLAR PANELS):

We are informed that solar panels supplying hot water are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



