



Bailey Road, Leigh-On-Sea, Essex, SS9 3PJ

3 bed semi detached house / Offers In Excess Of £650,000 / t. 01702 555888

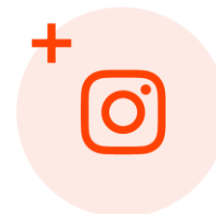
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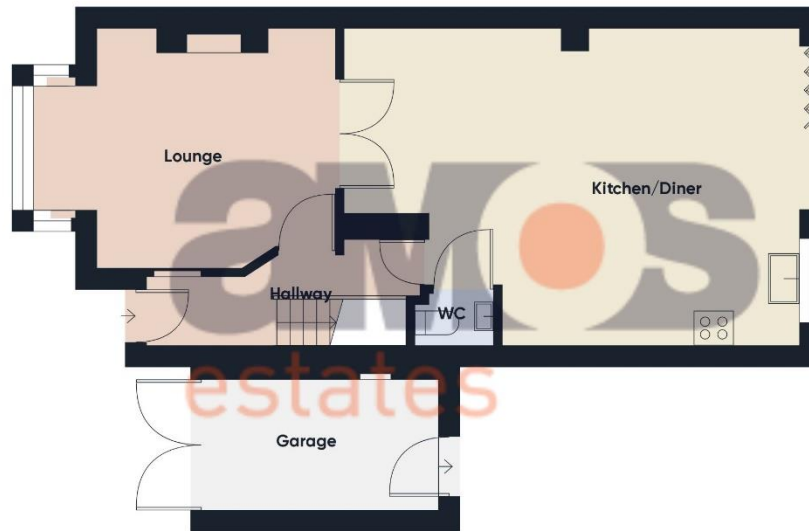
Discover your forever home with this truly exceptional **three bedroom** semi detached house with a double storey extension to rear, offering modern trends throughout whilst retaining plenty of charm and character. Boasting a bright and spacious family room incorporating stunning fitted kitchen/diner, good size lounge with square bay window and ground floor w.c together with generous size bedrooms, which include a fabulous master suite with dressing area and en-suite shower room and a bespoke four piece family bathroom suite. Outside there is landscaped rear garden ideal for entertaining friends and family, garage/storage facility and off street parking to front. Also benefiting from further scope to extend to the side of the property (subject to the necessary consent).

Situated in this highly regarded turning within Leigh-On-Sea, walking distance of local woodland, London Road shopping facilities and Leigh mainline station (approx. 15 minutes) with direct routes into London Fenchurch Street whilst also having Leigh Broadway with its array of shops, bars and restaurants within easy reach. Excellent local schools can also be found nearby, the property being within the Westleigh Primary and Belfair's Academy school catchments. Blending style, comfort and convenience don't miss out on this excellent opportunity and book your viewing now!

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A space to call home.



Floor 0



Floor 1

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estates

Approximate total area⁽¹⁾

1184.57 ft²

110.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Highlights

- / Beautifully Presented Three Bedroom Semi Detached House**
- / Double Storey Extension To Rear**
- / Large Lounge**
- / Stunning Family Room Incorporating Kitchen/Diner**
- / Ground Floor W.C**
- / Generous Size Bedrooms**
- / Dressing Area & En-Suite To Master**
- / Bespoke Four Piece Family Bathroom Suite**
- / Plenty Of Charm & Character**
- / Landscaped Rear Garden**
- / Garage/Storage Facility**
- / Ample Off Street Parking**
- / Prime Leigh-On-Sea Location**
- / Scope For Side Extension (subject to the necessary consent)**
- / Westleigh Primary & Belfair's Academy School Catchments**
- / Approx. 15 Minute Walk To Station**
- / Close To Woods, Shops & Leigh Broadway**
- / Gas Central Heating Via Combination Boiler**
- / Upvc Double Glazing Throughout**



Solid wood entrance door with stainless glass insert opening to:

Entrance Hall \ Herringbone solid wood flooring, designer radiator, obscure stained glass window to side, smooth plastered ceiling with inset spotlights, carpeted stairs with timber balustrade leading to first floor, understairs storage cupboard, power points, Hive heating control, doors to accommodation off.

Lounge 15' Into Bay x 11'9 \ Good size lounge having upvc double glazed square bay window to front with attractive made to measure shutters to remain, fitted carpet, designer radiator, smooth plastered ceiling with inset spotlights, T.V point, storage units with Quartz display tops, feature fireplace with timber mantle and marble hearth, doors leading to:

Family Room Incorporating Kitchen/Diner 22'9 x 16'2 \ A stunning reception room open plan to beautifully appointed kitchen. Comprising double bowl sink and moulded drainer with swan neck tap inset into range of attractive Quartz worktops with cupboards and drawers beneath and matching eye level units, space for Range style cooker with Quartz back plate and chimney style extractor above, space for American style fridge freezer, integrated Bosch dishwasher, integrated Hoover washing machine, pull out bin storage cupboard, wine rack, breakfast bar facility for four diners with pop up socket, Quartz splashbacks, power points, cupboard housing Glow-Worm combination boiler, smooth plastered ceiling with inset spotlights, upvc double glazed window to rear with range of bi-folding doors adjacent providing outlook and access to garden, Herringbone solid wood floor, three designer radiators, T.V point, door to:

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with storage below, solid wood flooring, ladder style heated towel radiator, smooth plastered ceiling with inset spotlights.





Landing \ Continuation of fitted carpet, upvc double glazed window to side with attractive made to measure shutters to remain, smooth plastered ceiling with inset spotlights, loft access hatch, power points, doors to accommodation off.

Bedroom One 21'8 x 10'2 Into Wardrobe Depth \ Beautiful master suite with dressing area. Having upvc double glazed window to rear with attractive made to measure shutters to remain, fitted carpet, two designer radiators, T.V point, power points, wall light points, range of fitted wardrobes with ample storage, smooth plastered ceiling with inset spotlights, door leading to:

En-Suite Shower Room \ Luxury three piece suite comprising walk in shower unit with drench style showerhead above and separate handheld attachment, push button w.c, vanity wash basin with storage below, tiled to shower surround and half tiled to remaining walls, ladder style heated towel radiator, extractor, upvc obscure double glazed window to rear, smooth plastered ceiling with inset spotlights, wall light points, underfloor heating.

Bedroom Two 16'2 x 10'2 \ Upvc double glazed square bay window to front with attractive made to measure shutters to remain, fitted carpet, designer radiator, power points, T.V point, USB charging point, smooth plastered ceiling with inset spotlights.

Bedroom Three 10'10 x 5'8 \ Upvc double glazed window to front with attractive made to measure shutters to remain, fitted carpet, power points, USB charging points, smooth plastered ceiling with inset spotlights.

Bathroom \ Bespoke four piece suite comprising free standing roll top bath with floor standing swan neck mixer tap and separate handheld attachment, push button w.c, vanity wash basin with storage below, shower cubicle, with drench style showerhead above, separate handheld attachment and tiled surround, half tiled to remaining walls,



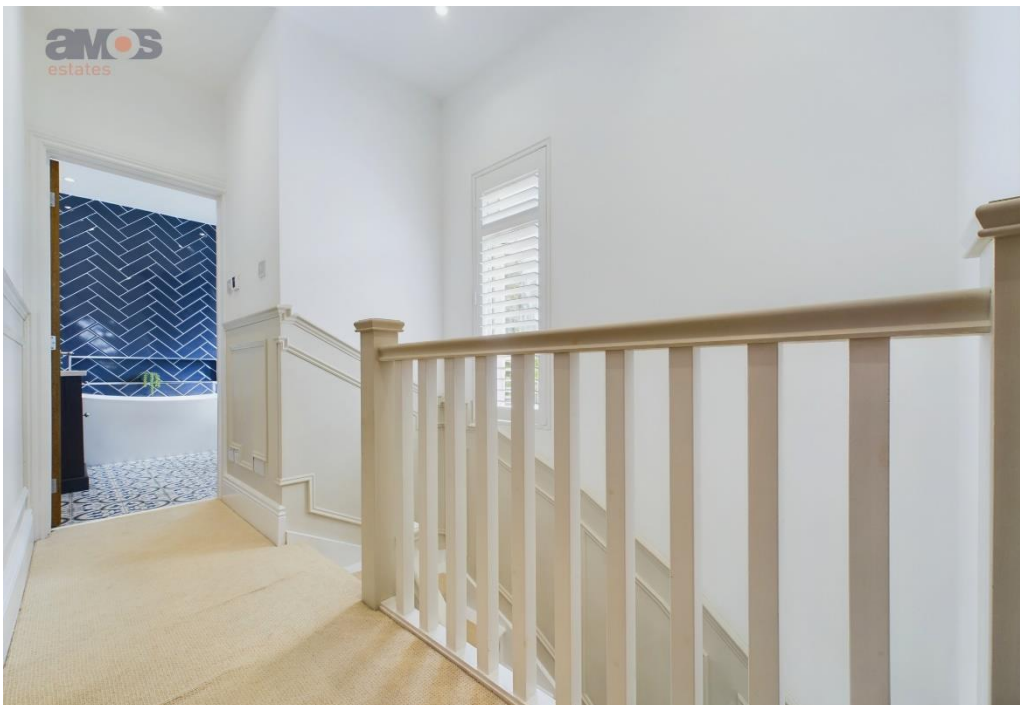


tiled flooring with underfloor heating, ladder style heated towel radiator, extractor, smooth plastered ceiling with inset spotlights, upvc obscure double glazed window to side.

Rear Garden \ The property benefits from this beautifully landscaped rear garden measuring approximately 65ft in depth extending to approx. 80ft to side. Commencing with large expanse of patio providing excellent outside entertaining/seating facility which continues to side, the remainder is mainly laid to established lawn with elevated decking to far rear providing further seating area, screen panelled fencing to borders, outside lighting, outside tap, access to:

Garage/Storage Facility 12' x 6'10 \ Personal door to and from garden, double doors to front, power and light connected.

Front Garden \ Driveway providing ample off street parking.



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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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