



Positioned on the charming Leigh Hall Road in Leigh-on-Sea, this modern terraced family home offers a perfect blend of comfort and convenience. Boasting four generously sized bedrooms, this property is ideal for families seeking ample living space. The large bay-fronted lounge provides a welcoming atmosphere, perfect for relaxation and entertaining guests. The fully fitted kitchen is designed with functionality in mind, making it a delightful space for culinary enthusiasts. Additionally, the home features a well-appointed three-piece family bathroom, along with an en-suite bathroom attached to the master bedroom, ensuring privacy and convenience for all family members. Outside, the property benefits from a driveway that accommodates one large vehicle, providing ease of access and parking. The location is particularly advantageous, as it is just a short stroll away from the vibrant Leigh Road and Broadway shopping facilities, offering a variety of shops, cafes, and amenities. This delightful home is not only a comfortable retreat but also a gateway to the lively community of Leigh-on-Sea, making it an excellent choice for those looking to settle in a friendly and accessible neighbourhood.

- Modern terraced family home
- Driveway creating parking for one large vehicle
- Fully fitted kitchen
- Three-piece family bathroom and en-suite to master
- Short stroll to Leigh Road and Broadway shopping facilities
- Four well-sized bedrooms
- Large bay-fronted lounge
- Accommodation spread across three floors
- North Street Primary School and Belfairs Academy catchment
- Chalkwell Beach and Park close by, whilst Leigh Station is also within walking distance

Leigh Hall Road

Leigh-On-Sea

£600,000

Offers In Excess Of



Leigh Hall Road



Frontage

Crazy paved driveway creating parking for one large vehicle, fencing to the front and sides, shrub border, overhanging front porch, door to:

Front Porch

Obscured double-glazed French door to the front, tiled flooring, door to:

Entrance Hallway

Smooth coved ceiling with a pendant light, entrance door to the front, carpeted stairs rising to the first floor with understairs storage, radiator, wood effect laminate flooring, door to:

Bay-Fronted Lounge

16'4" x 12'1"

Smooth coved ceiling with a pendant light, wall lights, double-glazed bay window to the front with double-glazed decorative stained glass windows, a feature fireplace with an electric fire, radiator, wood effect laminate flooring.

Dining Room

14'9" x 10'2"

Smooth coved ceiling with a pendant light, wall lights, double-glazed French door to the rear leading out onto the garden, feature fireplace with an electric fire, radiator, wood effect laminate flooring.

Kitchen

21'4" x 8'6"

Smooth coved ceiling with inset spotlights, double-glazed windows to the side and rear overlooking the garden, double-glazed door to the side leading out to the garden. Modern kitchen comprising of; wall and base level units with a marble effect roll edge worktop, inset sink and drainer with a stylish gold tap, inset oven and grill with a four-ring gas hob and an extractor fan over, integrated fridge freezer on a 70/30 split, three-seater breakfast bar, cupboard housing the boiler, pan drawers, tiled flooring.

First Floor Landing

Smooth ceiling with a pendant light, radiator, carpeted stairs rising to the second-floor landing, carpet, doors to all first-floor rooms.

Bedroom Two

16'0" x 10'9"

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, space for a floor-to-ceiling wardrobe, radiator, carpet.

Bedroom Three

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

Bedroom Four

9'6" x 6'10"

Smooth coved ceiling with a pendant light, double-glazed bay window to the front with double-glazed decorative stained glass windows, radiator, carpet.

Three-Piece Family Bathroom

10'2" x 7'6"

Smooth coved ceiling with inset spotlights, obscured double-glazed window to the rear, panelled bath with a shower hose, low-level WC, pedestal wash basin, wall-mounted chrome heated towel rail, part tiled walls, tiled flooring.

Second Floor Landing

Smooth coved ceiling with a pendant light, carpet, door to:

Bedroom One

19'8" x 12'5"

Smooth ceiling with a pendant light, double-glazed window to the front, two double-glazed Velux windows, access to eaves storage, radiator, carpet, door to:

En-Suite to Master

9'2" x 5'2"

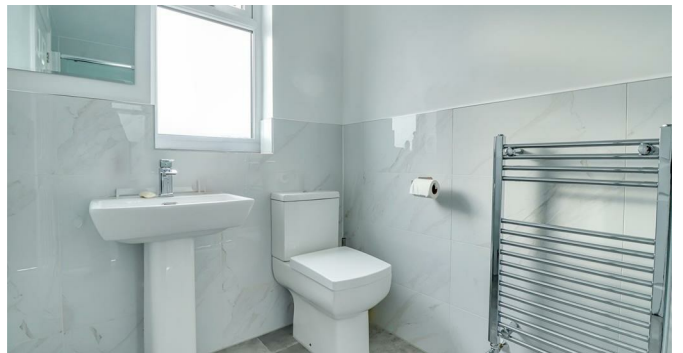
Smooth ceiling with inset spotlights, obscured double-glazed window to the side, walk-in shower with a shower hose, low-level WC, pedestal wash basin, wall-mounted chrome heated towel rail, part tiled walls, tiled flooring.

Rear Garden

Commences a wooden decking area with the remainder laid to lawn, fencing to either side and the rear for privacy, shrub borders, outside lighting, outside tap.

Agents Notes:

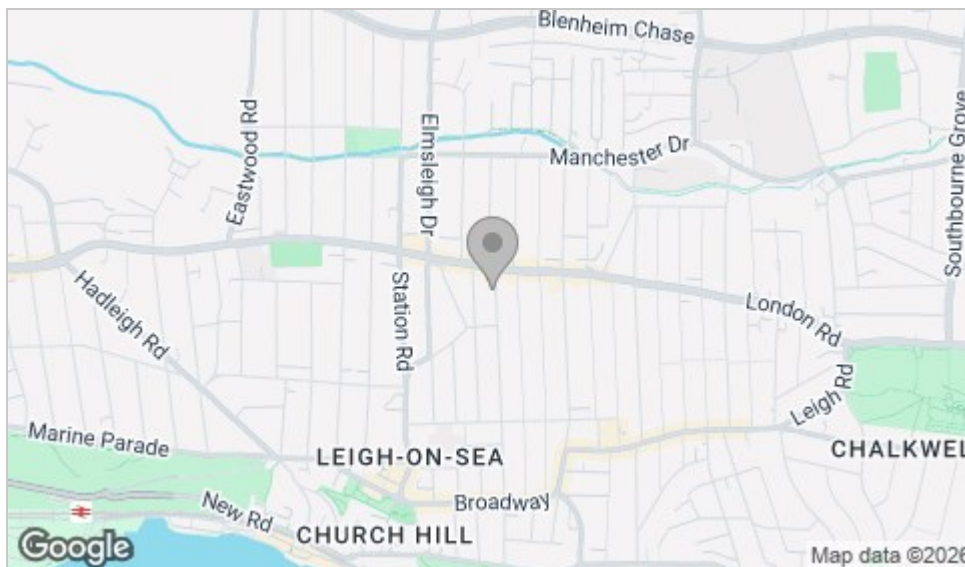
Council tax band: C



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

