



Located on the charming Leigh Hall Road in Leigh-on-Sea, this modern semi-detached house presents an excellent opportunity for families seeking a comfortable and stylish home. Boasting four well-sized bedrooms, this property is designed to accommodate both relaxation and practicality. The master bedroom benefits from an en-suite bathroom, while the family bathroom and a convenient downstairs WC ensure ample facilities for all. The heart of the home is complemented by a welcoming reception room, perfect for entertaining guests or enjoying quiet family evenings. The spacious rear garden is a delightful feature, offering a private outdoor space for children to play or for hosting summer gatherings. Additionally, the outbuilding provides versatile options, whether for storage, a home office, or a creative space. Location is key, and this property does not disappoint. A short stroll will take you to the vibrant Leigh Road and Broadway shopping facilities, where you can enjoy a variety of shops, cafes, and restaurants. Families will appreciate being within the catchment area for Westleigh and Belfairs Academy, ensuring access to quality education for children. This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a thriving community. With its modern amenities and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful property your new home.

- Modern semi-detached house
- Bay-fronted lounge
- Downstairs WC, family bathroom and En-suite to master
- Spacious rear garden with an outbuilding
- Chalkwell Beach and Park close by, whilst Leigh Station is also within walking distance
- Large open plan kitchen-diner
- Four well-sized bedrooms
- Accommodation spread across three floors
- Short stroll to Leigh Road and Broadway shopping facilities
- Westleigh and Belfairs Academy catchment

## Leigh Hall Road

Leigh-on-Sea

**£550,000**

Offers Over



# Leigh Hall Road



## Frontage

Small white wall to the front for privacy, door to:

## Porch

Smooth ceiling with a pendant light, obscured double-glazed windows to the front, wooden flooring, obscured double-glazed entrance door to the front, door to:

## Entrance Hallway

Smooth ceiling with a pendant light, entrance door to the front, dado rail, radiator, wooden stairs rising to the first floor landing with understairs storage, wooden flooring, door to:

## Lounge

12'2 x 11'9

Smooth coved ceiling with a pendant light, double-glazed bay windows to the front, built-in feature fireplace, radiator with a radiator cover, wooden flooring.

## Downstairs WC

Smooth ceiling with a pendant light, low-level WC, pedestal wash basin, wooden flooring.

## Kitchen-Diner

16'9 x 21'6

Dining Area:

Smooth ceiling with inset spotlights, space for a six-seater dining table, radiator, wooden flooring, opening to:

Kitchen:

Smooth ceiling with inset spotlights, two double-glazed skylight windows, double-glazed windows to the rear overlooking the garden, double-glazed French doors to the rear opening out onto the garden. Modern white gloss and wooden kitchen comprising of; wall and base level units with a square edge wooden worktop, inset sink with draining grooves and a mixer tap, two ovens and grills, space for an American-style fridge freezer, a centre island with a square edge wooden worktop, pan drawers, four ring electric hob with an extractor fan above, bar area, ample storage throughout, wooden flooring.

## First Floor Landing

Smooth ceiling with inset spotlights, centre carpeted stairs rising to the second-floor landing, wooden flooring, doors to all first-floor rooms.

## Bedroom Two

Smooth ceiling with a pendant light, double-glazed bay window to the front, space for floor-to-ceiling wardrobes, radiator, wooden flooring.

## Bedroom Three

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, built-in floor-to-ceiling wardrobes, radiator, wooden flooring.

## Bedroom Four/Dressing Room

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

## Bathroom

Smooth ceiling with inset spotlight, obscured double-glazed window to the rear, p-shaped bath with a rainfall head over, low-level WC, bidet, vanity unit wash basin, fully tiled walls, tiled flooring.

## Second Floor Landing

Smooth ceiling with a pendant light, wooden flooring, door to:

## Bedroom One

Smooth ceiling with inset spotlights, double-glazed Velux window, double-glazed window to the rear overlooking the garden, radiator, wooden flooring, door to:

## En-Suite to Bedroom One

Smooth ceiling with inset spotlights, obscured double-glazed window to the rear, corner shower cubicle with a shower hose, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

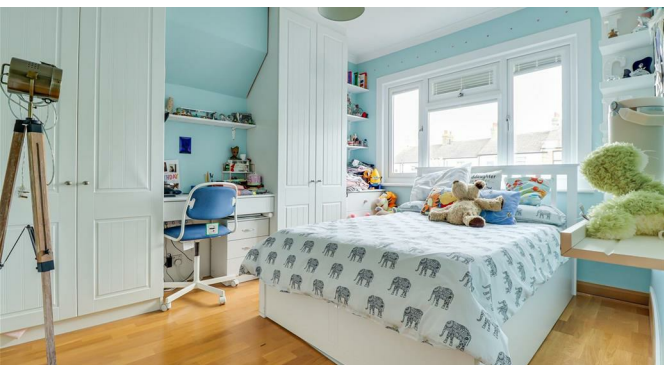
## Rear Garden

Commences with a paved patio area with the remainder half tiled patio and half lawn, space for outside seating ideal for entertaining, outside lighting, outside tap, access to:

## Outbuilding

15'2 x 9'3

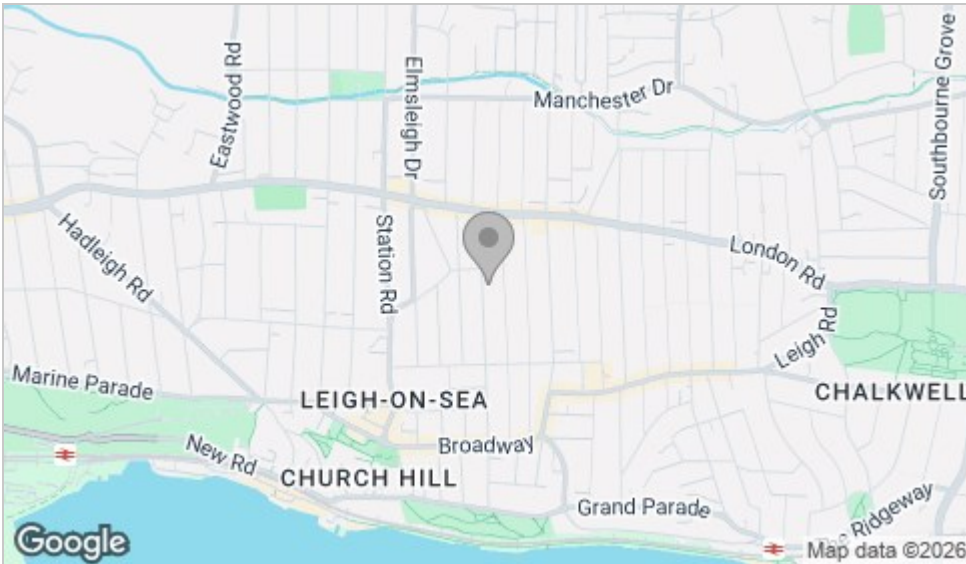
Double-glazed window to the rear and front overlooking the garden, double-glazed French doors to the front giving access to the rear garden, power, light, air conditioning unit.



# 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.

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# Energy Efficiency Graph

