



Marguerite Drive, Leigh-On-Sea
£580,000

home.

99 Marguerite Drive

Leigh-On-Sea
SS9 1NN



- Charming Semi Detached House
- Four Bedrooms
- Cleverly Extended & Spread Over Three Floors
- Spacious Open Plan Kitchen/Diner
- Stunning Master Bedroom With A Juliette Balcony & En-Suite
- Good Size West Backing Rear Garden
- Short Stroll Of Both Leigh Road & Broadway
- Leigh & Chalkwell Railway Stations Are Close By

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





*** Guide Price £580,000 - £600,000 ***

Home Of Leigh are privileged to offer for sale this charming four bedroom semi detached house known as 'Marguerite Cottages', one of a pair of houses which we understand were the first to be built not only in the street but in the surrounding area.

Cleverly extended and spread out over three floors this superbly maintained property benefits from a spacious entrance hall, ground floor cloakroom, lounge and a spacious open plan kitchen/diner, whilst to the first floor

there are three great size bedrooms and a large four piece bathroom suite.

To the second floor there is a stunning master bedroom with a Juliette Balcony, a range of fitted wardrobes and access to a modern three piece en suite shower room, whilst externally the property boasts a good size west backing rear garden.

Located on Marguerite Drive in the heart of Leigh on Sea, this characterful property is within a short stroll of both Leigh Road and Broadway with their extensive range of shops, bars, restaurants and boutiques. Leigh & Chalkwell railway stations are also close by giving direct access into London Fenchurch Street.



Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall

15'4 x 12'1 max

A great size entrance hall with tiled flooring throughout, coved cornice to smooth plastered ceiling with two central ceiling roses, stairs leading to the first floor accommodation with understairs storage cupboard housing appliance space and plumbing for washing machine, radiator. Doors to:

Ground Floor Cloakroom

Double glazed obscure window to side aspect. Modern two piece suite comprising; low level WC with cupboard beneath, wash hand basin with mixer tap, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, fitted cupboard housing boiler (n/t - which we understand has only been recently fitted).

Lounge

14'9 x 13'1

Double glazed Sash bay window to front aspect with bespoke fitted Plantation shutters, carpeted, feature fireplace, coved cornice to smooth plastered ceiling, picture rail, radiator.

Kitchen Diner

17'9 x 11'3

A great size kitchen with double glazed window to rear aspect. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space for dishwasher and fridge freezer, additional fitted alcove cupboard with power, wood flooring throughout, coved cornice to smooth plastered ceiling with inset spotlighting, radiator, double glazed French doors leading to the rear garden.

First Floor Landing

16'9 x 8'3

A great size landing with stairs leading to the second floor master suite with understairs storage cupboard, carpeted, coved to smooth plastered ceiling, picture rail, built-in storage cupboard, radiator. Doors to L.

Bedroom Two

12'3 x 10'4

Double glazed Sash window to front aspect with bespoke fitted Plantation shutters, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, radiator.

Bedroom Three

11'4 x 9'1

Double glazed Sash window to rear aspect with bespoke fitted Plantation shutters, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, radiator.

Bedroom Four

9'9 x 6'7

Double glazed window to front aspect with bespoke fitted Plantation shutters, exposed floorboards, coved to smooth plastered ceiling, radiator.

Family Bathroom

11'6 x 6'9

A great size family bathroom with double glazed obscure Sash window to side aspect. Modern four piece suite comprising; bath with mixer tap, wash hand basin with mixer tap and vanity cupboard beneath, walk-in shower cubicle, low level WC, coved to smooth plastered ceiling with inset spotlighting, tiled flooring, half tiled to surrounding walls, heated towel rail.

Second Floor Landing

Velux window to front aspect, carpeted. Door to:

Master Bedroom

22'7 x 11'2 plus depth of wardrobes

A fabulous master suite with Velux windows to front and double glazed French doors to rear giving access to a Juliet balcony, carpeted, smooth plastered ceiling, built-in eaves storage cupboards, range of fitted floor to ceiling wardrobes with ample hanging and storage space and additional concealed eaves walk-in cupboard, vertical radiator. Door to:

En-Suite Shower Room

7'5 x 4'1

Double glazed obscure window to rear aspect. Modern three piece suite comprising; fully tiled walk-in shower cubicle with shower attachment and additional Rainfall shower head, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a great size west backing rear garden which commences with a raised decked area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, side access to the front, garden shed to the rear.











Property Details

4 Bedrooms
2 Bathrooms
1 Reception Rooms
House - Semi-Detached

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band:

£580,000

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