



Brown & Brand



Cottesmore Gardens

Leigh-on-Sea, SS9 2TG

- Sought after Marine Estate location within West Leigh School catchment
- Stunning 4 bedroom character home having undergone many improvements
- Attractive lounge with log burner
- Luxury refitted open plan kitchen/diner with Bi-fold doors

**Guide Price £700,000-£725,000**





Located within the ever-popular Marine Estate and falling within the catchment area for West Leigh School, this stunning character 4 bedroom semi-detached home has been extensively upgraded and meticulously maintained by the current vendors, offering stylish and versatile accommodation arranged over three floors. The property welcomes you with a combination of entrance porch and reception hall, complete with staircase rising to the first floor. The attractive lounge provides a warm and inviting atmosphere, featuring a charming log burner - perfect for cosy evenings. To the rear, the extensively re-fitted open-plan kitchen diner is a true highlight, boasting integrated appliances and contemporary finishes, with bi-fold doors opening seamlessly onto the rear garden - ideal for modern family living and entertaining. To the first floor are three well-proportioned bedrooms, one of which has been professionally fitted as a dressing room. The beautifully appointed four-piece family bathroom features a luxurious wet-room-style shower, creating a spa-like feel. The second floor offers an additional bedroom or home office, providing excellent flexibility to suit a variety of needs. Externally, the extended rear garden has been attractively landscaped with a low-maintenance design, incorporating composite decking and artificial lawn. To the front, a recently installed block-paved driveway provides ample off-road parking and leads to a detached garage, currently utilized as a golf studio. Further benefits include double glazing, upgraded central heating, silicone rendering, and the property is presented in truly turn-key condition throughout. A superb home in a prime location - early viewing is highly recommended.



## ACCOMMODATION

Approached via double glazed lead light French doors with matching side panels giving access to

## PORCH

Tiled floor. Coloured lead light windows to either side. Paneled entrance door with lead light glazed side panel giving access to.

## ENTRANCE HALL

Amtico wood effect flooring. Antique style radiator. Original lead light window to side. Access to stairs to 1st floor landing with spindle balustrade and storage under. Architrave to ceiling. Open doors to other rooms. Door to cloakroom. Wall mounted thermostat.

## CLOAKROOM

Fitted in a modern two piece suite comprising wall mounted wash hand basin and close coupled WC. Amtico wood effect flooring. Obscure double glazed window to rear.

## LOUNGE

16' 3" x 14' (4.95m x 4.27m) Amtico wood effect flooring. Antique style radiator. UPVC double glazed lead light bay window to front with shutters. Central chimney Breast with log burner.

## OPEN PLAN KITCHEN/DINER

20' 0" x 16' 2" (6.1m x 4.93m)

### KITCHEN AREA

Extensively re-fitted in contemporary coloured units to ground and eye level with composite Worktops. insect Blanco sink with mixer tap. Integrated oven, induction hob and extractor. Integrated and concealed dishwasher and washing machine. Flat plastered ceiling with spotlights. Double glazed lead light windows to rear. Concealed upgraded valiant boiler for central heating and hot water (not tested). Amtico wood effect flooring. Contrasting tall kitchen cupboards extend to one wall into the dining area with recess for American style fridge

### DINING AREA

Amtico wood effect flooring. Antique style radiator. Central chimney breast. Double glazed bifold door doors to rear and garden.



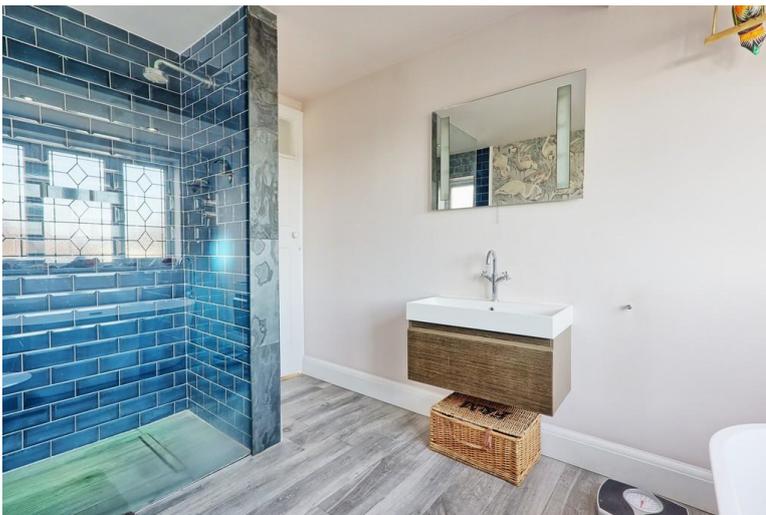


## FIRST FLOOR LANDING

Amtico wood effect flooring. Paneled balustrade. UPVC a double glazed original lead light window in stairwell to side. Flat plastered ceiling. Return stair staircase to second floor with fitted carpet. Panel doors giving access to all rooms.

## BATHROOM

Fitted in a modern four piece suite comprising wet room style walk-in shower cubicle with glass screen and plumbed in shower, wall mounted wash hand basin with vanity unit, close coupled WC, and freestanding bath with mixer shower attachment and taps. Antique style towel rail/radiator. Wood effect flooring. Flat plastered ceiling with spotlights. Obscure double glazed headlight window to rear. Tiling to shower area.



## BEDROOM 1

13' 2" x 12' 8" (4.01m x 3.86m) Amtico wood effect flooring. Radiator. Double glazed lead light window to front. Flat plastered ceiling. Chimney breast. Door giving access to storage cupboard.

## BEDROOM 2

12' 1" x 10' 5" (3.68m x 3.18m) (plus wardrobes) Professionally fitted with a range of wardrobes to two walls as currently utilized as a dressing room. Amtico wood effective flooring. Radiator. Double glazed light window to rear.



## BEDROOM 4

9' 1" x 7' 2" (2.77m x 2.18m) Amtico wood effect flooring. UPVC double glazed lead light window to front and side. Flat plastered ceiling.

## SECOND FLOOR BEDROOM/OFFICE

14' 8" x 11' 5" (4.47m x 3.48m) L shaped measurement.

Carpet. Plastered ceiling. UPVC double glazed lead light window to the rear aspect enjoying sea views. Access to eaves storage. Separate cupboard access to further storage.





## EXTERNALLY

### REAR GARDEN

Attractively landscaped in a low maintenance design feature raised composite decking to immediate fore with steps down to a two tiered Astro turf garden with privacy fencing and low maintenance fencing. Wooden pergola. Gated side access

### PARKING

Via recently installed block paved driveway and frontage for two vehicles. Boarded by raised Brick flowerbeds and retaining wall. Wooden double gates leading to side access ideal for storage and leading to detached garage.

### DETACHED GARAGE

Currently fitted out as a golf training room with bar area. Power light supplied. Double glazed patio doors with matching side panels to side. Seating area.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

60 Cotswolds Gardens LE20 9PN/CEA SS9 2TG	Energy rating <b>D</b>	Valid until: 1 March 2036
		Certificate number: 9370-2092-0570-2506-0901

Property type: Semi-detached house  
Total floor area: 129 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

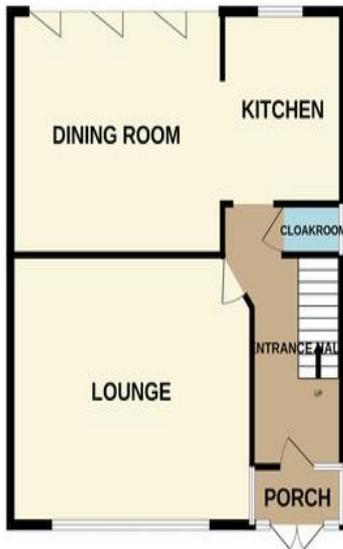


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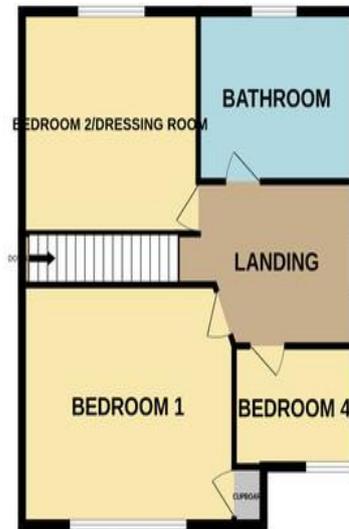
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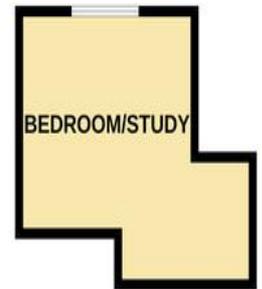
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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