

SCOTT &
STAPLETON

WESTERN ROAD
Leigh-On-Sea, SS9 2QY
£2,850 PCM





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Scott and Stapleton are excited to offer this beautifully presented four-bedroom Semi-Detached family home on Western Road.

The property features a welcoming lounge ideal for relaxing evenings, alongside a bright and spacious open-plan kitchen/dining area that serves as the heart of the home — perfect for family gatherings and entertaining. A delightful conservatory overlooks the garden, providing additional living space filled with natural light.

Upstairs, there are four well-proportioned bedrooms, including a comfortable principal bedroom,



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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